

A Resolution

NO. _____

A RESOLUTION OF THE CITY OF FORT WORTH, TEXAS DETERMINING THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS TO BE FINANCED BY FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 22 (VEALE RANCH); ACCEPTING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING ON APRIL 14, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, Chapter 372, Texas Local Government Code (the “**Act**”) authorizes the governing body (the “**City Council**”) of the City of Fort Worth, Texas (the “**City**”), to create a public improvement district within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on August 8, 2023, the City Council conducted a public hearing to consider a petition received by the City on June 5, 2023 (the “**Petition**”) requesting the creation of Fort Worth Public Improvement District No. 22 (Veale Ranch) (the “**District**”) to undertake the construction of certain public improvements described in the Petition (the “**Authorized Improvements**”); and

WHEREAS, on August 8, 2023, the City Council adopted Resolution No. 5782-08-2023 authorizing, establishing and creating the District; and

WHEREAS, the City Council now desires to levy special assessments on (1) Improvement Area #4 (as defined in the Preliminary SAP (defined below)) of the District for the purposes of financing the costs of certain Authorized Improvements in Improvement Area #4 (the “**Improvement Area #4 Improvements**”) and (2) Improvement Area #5 (as defined in the Preliminary SAP) of the District for the purposes of financing the costs of certain Authorized Improvements in Improvement Area #5 (the “**Improvement Area #5 Improvements**”); and

WHEREAS, the City Council and the City staff have been presented with a Preliminary Service and Assessment Plan for the District, including the Improvement Area #4 Assessment Roll and the Improvement Area #5 Assessment Roll (collectively, the “**Proposed Assessment Rolls**”) (the Preliminary Service and Assessment Plan and the Proposed Assessment Rolls are referred to collectively as, the “**Preliminary SAP**”), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, and the Proposed Assessment Rolls state the proposed assessments to be levied against each parcel of land in Improvement Area #4 and Improvement Area #5 benefited by such improvements, as determined by the assessment methodology chosen by the City Council and set forth in the Preliminary SAP; and

WHEREAS, the Act requires that the Proposed Assessment Rolls levying the assessments on Improvement Area #4 and Improvement Area #5 be filed with the City Secretary of the City (the “**City Secretary**”) and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the “**Assessment Hearing**”) be called to consider the proposed assessments on benefited property within Improvement Area #4 and Improvement Area #5 and requires the City Council to hear and pass on any objections to such proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be published in a newspaper of general circulation in the City, and in a newspaper of general circulation in the part of the City’s extraterritorial jurisdiction in which the District is located or in which the proposed improvements are to be undertaken, before the tenth (10th) day before the date of the Assessment Hearing and be mailed to property owners liable for assessment; and

WHEREAS, after all objections have been heard and passed on at the Assessment Hearing, the City Council may levy assessments on benefited property within (1) Improvement Area #4 to pay for the Improvement Area #4 Improvements and (2) Improvement Area #5 to pay for the Improvement Area #5 Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1. THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. THAT the City Council hereby accepts the Preliminary SAP, including the Proposed Assessment Rolls. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. THAT the City Council hereby determines that the estimated total cost of the Improvement Area #4 Improvements to be funded through the assessments to be levied on benefitted property in Improvement Area #4 of the District, including financing costs, is approximately \$16,630,000, and that the estimated total cost of the Improvement Area #5 Improvements to be funded through the assessments to be levied on benefitted property in Improvement Area #5 of the District, including financing costs, is approximately \$6,809,000.

SECTION 4. THAT the City Council’s final determination and approval of the costs of the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Improvement Area #4 Assessment Roll and the final Improvement Area #5 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the City Council hereby authorizes and directs the filing of the Preliminary SAP, including the Proposed Assessment Rolls, with the City Secretary and that the same be made available for public inspection on the City’s website.

SECTION 6. THAT the City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing as defined above) to be held on April 14, 2026 during the City Council meeting commencing at or after 6:00 p.m. at City Council Chamber, City Hall, 100 Fort Worth Trail, Fort Worth, Texas, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council may consider an ordinance levying the assessments on the benefited property within Improvement Area #4 and Improvement Area #5 of the District (which ordinance shall specify the method of payment of the assessments).

SECTION 7. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City, and in a newspaper of general circulation in the part of the City's extraterritorial jurisdiction in which the District is located or in which the proposed improvements are to be undertaken, on or before April 3, 2026, as required by Section 372.016(b) of the Act.

SECTION 8. THAT when the Proposed Assessment Rolls are filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before April 3, 2026, to mail to owners of property liable for assessment notice of the Assessment Hearing as required by Section 372.016(c) of the Act.

SECTION 9. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the public hearing as required by the Texas Open Meetings Act) to place the Assessment Hearing on the agenda for the April 14, 2026 meeting of the City Council.

SECTION 10. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

Adopted this ____ day of _____ 2026.

ATTEST:

By: _____

Jannette Goodall, City Secretary

EXHIBIT A
PRELIMINARY SERVICE AND ASSESSMENT PLAN

FORT WORTH
PUBLIC IMPROVEMENT DISTRICT
NUMBER 22
(VEALE RANCH)

CITY OF FORT WORTH, TEXAS



PRELIMINARY SERVICE AND ASSESSMENT PLAN

March 10, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**FORT WORTH
PUBLIC IMPROVEMENT DISTRICT
NUMBER 22
(VEALE RANCH)**

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 8, 2023, the City Council of the City of Fort Worth, Texas (the “City”) passed and approved Resolution No. 5782-08-2023 approving and authorizing the creation of the Fort Worth Public Improvement District No. 22 (Veale Ranch) (the “PID”) to finance the costs of certain public improvements for the benefit of certain property in the PID, which was located both within the corporate limits of the City and in the extraterritorial jurisdiction of the City at the time the PID was created.

The property within the PID is proposed to be developed in multiple phases, and the PID will finance certain public improvements as the property within the PID is developed. Assessments will be imposed on the property within the PID that receives a special benefit from certain Authorized Improvements.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Fort Worth Public Improvement District No. 22 (Veale Ranch) Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, Section 372.013 of the PID Act provides that “[t]he governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act provides that “[a]n assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act provides that “[t]he governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property within the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act provides that “[a]fter the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Improvement Area #4 Assessment Roll and the Improvement Area #5 Assessment Roll are included as Appendix G and Appendix H, respectively, to this Service and Assessment Plan. The

Assessments as shown on such Assessment Rolls are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certificate for Payment that has been reviewed and approved by the City. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, plan review fees, material testing fees, water lab fees, development fees, capacity fees and per acre charges), insurance premiums, and miscellaneous expenses, and (g) the fair market value of any Property for which easements, road right-of-way or landscaping facilities has been dedicated to the City as an Authorized Improvement.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest Component” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest rate charged on Assessments pursuant to Section 372.018 of the PID Act.

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Administrative Expenses” means the costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i)

creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means an employee of the City or third-party designee of the City who shall have the responsibilities provided in this the Service and Assessment Plan, a Trust Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the PID. The initial Administrator is MuniCap, Inc.

“Annual Installment” means, with respect to each Parcel of Assessed Property, each annual payment of: (i) the Assessments including both principal of and interest thereon, as shown on the applicable Assessment Roll attached hereto (or any Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component described in Section V of this Service and Assessment Plan, and (iii) Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in Section IV.A of this Service and Assessment Plan.

“Assessed Property” means any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed as shown in the applicable Assessment Roll, as such Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel of Assessed Property imposed pursuant to an Assessment Ordinance and the provisions hereof, as shown on the applicable Assessment Roll, subject to reallocation or reduction according to the provisions hereof and the PID Act. An Assessment for a Parcel of Assessed Property consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest (including the Additional Interest Component) on all Assessments.

“Assessment Ordinance” means each ordinance adopted by the City Council approving this Service and Assessment Plan (including amendments or supplements to this Service and Assessment Plan) and levying Assessments against Assessed Property, and includes the Improvement Area #4 Assessment Ordinance, the Improvement Area #5 Assessment Ordinance and all Future Improvement Area Assessment Ordinances.

“Assessment Revenues” means the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means the Improvement Area #4 Assessment Roll, the Improvement Area #5 Assessment Roll, and all Future Improvement Area Assessment Rolls approved in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” means those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or its designee, to substantiate the Actual Costs of one or more Authorized Improvements.

“City” means the City of Fort Worth, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Tarrant County, Texas or Parker County, Texas.

“Delinquent Collection Costs” means the costs related to the foreclosure on a Parcel of Assessed Property and the costs of collection of a delinquent Assessment or any other delinquent amounts due under this Service and Assessment Plan, all in accordance with the PID Act, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means the applicable Original Owner of an Improvement Area and any authorized assignee pursuant to the Development Agreement.

“Development Agreement” means that certain “Veale Ranch Development Agreement” by and among the Original Owners and the City, related to the property within the PID, and effective as of March 9, 2023, as amended, supplemented, or assigned from time to time.

“Equivalent Units” means, as to any Parcel of Assessed Property, the number of dwelling units by Lot Type expected to be built on such Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

“Future Improvement Area” means an Improvement Area to be defined and developed after Improvement Area #1, #2, and #3, Improvement Area #4, and Improvement Area #5, and within the boundaries of the PID (but which are not subject to development at this time).

“Future Improvement Area Assessed Property” means all Parcels of Assessed Property within the Future Improvement Area.

“Future Improvement Area Assessment” means an Assessment levied against Future Improvement Area Assessed Property to pay for a portion of the Future Improvement Area Improvements and imposed pursuant to a Future Improvement Area Assessment Ordinance and the provisions herein, as shown on a Future Improvement Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

“Future Improvement Area Assessment Ordinance” means each ordinance adopted by the City Council that levies a Future Improvement Area Assessment against Future Improvement Area Assessed Property.

“Future Improvement Area Assessment Roll” means the Assessment Roll that will be attached to this Service and Assessment Plan in conjunction with the adoption of a Future Improvement Area Assessment Ordinance.

“Future Improvement Area Bonds” means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured in whole or in part by Future Improvement Area Assessments. In connection with Future Improvement Area Bonds, Future Improvement Area Assessments related to such Future Improvement Area Bonds, Future Improvement Area Assessments will be levied only on Assessed Property located within the applicable Future Improvement Area to finance Future Improvement Area Improvements which will only benefit such Future Improvement Area.

“Future Improvement Area Improvements” means those Authorized Improvements which will confer a special benefit to the related Future Improvement Area.

“Future Improvement Area Reimbursement Agreement” means any reimbursement agreement related to the Actual Costs of Future Improvement Area Improvements to be paid from Future Improvement Area Assessments secured by the Future Improvement Area Assessed Property for the Future Improvement Area Improvements under the terms of the Master Reimbursement Agreement.

“Homeowners’ Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowners’ Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Improvement Area” means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area or will be assessed in connection with the issuance of Bonds to fund Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

“Improvement Area Reimbursement Agreements” means, collectively, the Improvement Area #4 Reimbursement Agreement, the Improvement Area #5 Reimbursement Agreement and all Future Improvement Area Reimbursement Agreements.

“Improvement Areas #1, #2, and #3” means the Improvement Areas developed as depicted in Appendix A-1 and are not anticipated to have an Assessment imposed upon them.

“Improvement Area #4” or **“IA #4”** means the improvement area to be developed as depicted in Appendix A-2, and as specifically described as the sum of all Parcels shown in Appendix G.

“Improvement Area #4 Assessed Property” means all Parcels of Assessed Property within Improvement Area #4 as shown in the Improvement Area #4 Assessment Roll against which an Improvement Area #4 Assessment relating to the Improvement Area #4 Improvements is levied.

“Improvement Area #4 Assessment” means an Assessment levied against Improvement Area #4 Assessed Property to pay for a portion of the Improvement Area #4 Improvements and imposed pursuant to the Improvement Area #4 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

“Improvement Area #4 Assessment Ordinance” means Ordinance No. _____ approved and adopted by the City Council on _____, 2026, which levied the Improvement Area #4 Assessment against the Improvement Area #4 Assessed Property, and approved this Service and Assessment Plan.

“Improvement Area #4 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Improvement Area #4 Assessments or the Annual Installments thereof.

“Improvement Area #4 Assessment Roll” means the document attached to this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #4 Bonds” mean those certain City of Fort Worth, Texas, Special Assessment Revenue Bonds, Series 2026 (Fort Worth Public Improvement District No. 22 (Veale

Ranch) Improvement Area #4 Project) that are secured primarily by Improvement Area #4 Assessment Revenues. The term Improvement Area #4 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #4 Improvements currently being constructed pursuant to the Master Reimbursement Agreement and the Improvement Area #4 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #4 Assessment Revenues.

“Improvement Area #4 Developer” means FW Club LP, its successors and assigns.

“Improvement Area #4 Improvements” means the Authorized Improvements which only benefit the Improvement Area #4, which are described in Section III.B.

“Improvement Area #4 Reimbursement Agreement” means the reimbursement agreement related to the Actual Costs of the Improvement Area #4 Improvements to be paid from Improvement Area #4 Assessments secured by the Improvement Area #4 Assessed Property for the Improvement Area #4 Improvements under the terms of the Master Reimbursement Agreement.

“Improvement Area #5” or **“IA #5”** means the improvement area to be developed as depicted in Appendix A-3, and as specifically described as the sum of all Parcels shown in Appendix H.

“Improvement Area #5 Assessed Property” means all Parcels of Assessed Property within Improvement Area #5, as shown in the Improvement Area #5 Assessment Roll against which an Improvement Area #5 Assessment relating to the Improvement Area #5 Improvements is levied.

“Improvement Area #5 Assessment” means an Assessment levied against Improvement Area #5 Assessed Property to pay for a portion of the Improvement Area #5 Improvements and imposed pursuant to the Improvement Area #5 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #5 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth herein and in the PID Act.

“Improvement Area #5 Assessment Ordinance” means Ordinance No. _____ approved and adopted by the City Council on _____, 2026, which levied the Improvement Area #5 Assessment against the Improvement Area #5 Assessed Property.

“Improvement Area #5 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Improvement Area #5 Assessments levied against Improvement Area #5 Assessed Property, or the Annual Installments thereof.

“Improvement Area #5 Assessment Roll” means the document attached to this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #5 Bonds” mean those certain City of Fort Worth, Texas, Special Assessment Revenue Bonds, Series 2026 (Fort Worth Public Improvement District No. 22 (Veale

Ranch Improvement Area #5 Project) that are secured primarily by Improvement Area #5 Assessment Revenues. The term Improvement Area #5 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #5 Improvements currently being constructed pursuant to the Master Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #5 Assessment Revenues.

“Improvement Area #5 Developer” means PMB Ventana Developer South LLC and PMB SWFW Dev Co Manager LLC, its successors and assigns.

“Improvement Area #5 Improvements” means the Authorized Improvements which only benefit the Improvement Area #5, which are described in Section III.C.

“Improvement Area #5 Reimbursement Agreement” means the reimbursement agreement related to the Actual Costs of the Improvement Area #5 Improvements to be paid from Improvement Area #5 Assessments secured by the Improvement Area #5 Assessed Property for the Improvement Area #5 Improvements under the terms of the Master Reimbursement Agreement.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the applicable County.

“Lot Type” means a classification of final building lots with similar characteristics (e.g., commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Master Reimbursement Agreement” means that certain Veale Ranch Development Master Reimbursement Agreement dated as of December 7, 2023, by and among the City and the Original Owners in which the applicable Developer agrees to fund Actual Costs of certain Authorized Improvements and the City agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowners’ Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions

herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F of this Service and Assessment Plan.

“Original Owner(s)” means PB Ventana 1, LLC, a Texas limited liability company; PMB I20 Land LP, a Texas limited partnership; PMB Rolling V South Land, LP, a Texas limited partnership; PMB RVS Dev Co LLC, a Texas limited liability company; PMB SWFW Dev Co LLC, a Texas limited liability company; PMB Team Ranch Devco LLC, a Texas limited liability company; PMB Veale Land Investors 1 LP, a Texas limited partnership; PMB Ventana Developer LLC, a Texas limited liability company; PMB Ventana Developer South LLC, a Texas limited liability company; PMB Ventana SFR LP, a Texas limited partnership; and TRT Land Investors, LLC, a Delaware limited liability company and any affiliate or assignee thereof with respect to the Development Agreement.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the appraisal district for the applicable County, for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“PID Assessment Notice” means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and attached as Appendix E to this Service and Assessment Plan.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended or updated from time to time.

“TIRZ No. 16” means the Tax Increment Reinvestment Zone No. 16, City of Fort Worth, Texas (Veale Ranch TIF).

“TIRZ Annual Credit Amount” means, for each Parcel of Assessed Property, the amount of TIRZ Revenues calculated, if applicable, pursuant to Section VI of this Service and Assessment Plan.

“TIRZ Ordinance” means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the TIRZ Project Plan and Financing Plan (including amendments or supplements thereto).

“TIRZ Project Plan and Financing Plan” means the governing document of the TIRZ No. 16.

“TIRZ Revenues” mean the portion of the City’s and County’s ad valorem tax revenue pledged to be paid into the TIRZ Fund pursuant to the TIRZ Ordinance and the TIRZ Project Plan and Financing Plan.

“Trustee” means the fiscal agent or trustee as specified in a Trust Indenture, including a substitute fiscal agent or trustee.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and the City’s extraterritorial jurisdiction. The PID contains approximately 5,200 acres of land. A map of the property within the PID is shown on Appendix A-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of single-family residential units, multi-family residential units and commercial and industrial structures, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	6,000	Units
Multi-family	11,000,000	GSF
Commercial		
Retail Pad	600,000	GSF
Retail (Big Box)	900,000	GSF
Office	5,000,000	GSF
Industrial	12,000,000	GSF

Improvement Areas #1, #2 and #3 consists of approximately 464 acres and consists of 273 single family residential units, 188 multi-family residential units, and 1,592,554 square feet of commercial. No Assessments are anticipated to be levied on these Improvement Areas.

Table II-B
Actual Development – Improvement Area #1, #2 and #3

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	273	Units
Multi-family	206,048	GSF
Commercial		
Industrial	1,592,554	GSF

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #4

Improvement Area #4 consists of approximately 421.082 acres and is projected to consist of 136 single family residential units, to be developed as Improvement Area #4, as further described in Section III. A map of the property within Improvement Area #4 is shown in Appendix A-2.

The property within Improvement Area #4 is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Improvement Area #4

Proposed Development	Total	Measurement
Single Family - Estate Lots	100	Units
Single Family - Cottage Lots	36	Units
Total	136	Units

C. PROPERTY INCLUDED IN IMPROVEMENT AREA #5

Improvement Area #5 consists of approximately 72.059 acres and is projected to consist of 277 single family residential units, to be developed as Improvement Area #5, as further described in Section III. A map of the property within Improvement Area #5 is shown in Appendix A-3.

The property within Improvement Area #5 is proposed to be developed as shown in Table II-D.

Table II-D
Proposed Development – Improvement Area #5

Proposed Development	Total	Measurement
Single Family - 70 Ft	39	Units
Single Family - 60 Ft	38	Units
Single Family - 50 Ft	163	Units
Single Family - 40 Ft	37	Units
Total	277	Units

D. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

The Future Improvement Areas consist of a total of approximately 4,243 acres and are projected to consist of 5,053 single family residential units, 10,793,952 gross square feet of multi-family, and 16,907,446 gross square feet of commercial. A map of the property within the Future Improvement Areas is shown in Appendix A-1 and Appendix A-4.

The property within the Future Improvement Areas is proposed to be developed as shown in Table II-E.

Table II-E
Proposed Development – Future Improvement Areas

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	5,053	Units
Multi-family	10,793,952	GSF
Commercial		
Retail Pad	600,000	GSF
Retail (Big Box)	900,000	GSF
Office	5,000,000	GSF
Industrial	10,407,446	GSF

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursements may be required pursuant to the Master Reimbursement Agreement and each respective Future Improvement Area Reimbursement Agreement for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bond and/or execution of each Future Improvement Area Reimbursement Agreement, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area similar to that Improvement Area #4 and Improvement Area #5 in Section II.B and Section II.C. A map of the projected property within the Future Improvement Areas is shown in Appendix A-1 and Appendix A-4. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels of Assessed Property in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property in the PID, the anticipated subdivision of property in the PID, and the Developer’s estimates of the highest and best use of the property within the PID and are subject to adjustment by the Developers.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Pursuant to Chapter 372.003 of the PID Act,

Authorized Improvements:

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and Section III.C, and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized

Improvements will require the approval of the City and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF IMPROVEMENT AREA #4 IMPROVEMENTS

The descriptions of the Improvement Area #4 Improvements are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #4 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #4 Improvements are as follows.

Roadway Improvements

The road improvement portion of the Improvement Area #4 Improvements consists of the acquisition, construction, improvement, widening, narrowing, closing and re-routing of streets, roadways, bridges and arterials and include, subgrade stabilization (including lime treatment and compaction), concrete, asphalt or other applicable material, curbs, gutters, sidewalks, barrier free ramps, signage, traffic control devices and wayfinding, landscaping and irrigation, re-vegetation of disturbed areas within and for the right of way, retaining walls within and for the right of way, all related earthwork and excavation, and the fair market value of any right-of-way dedication to the City which benefit the Improvement Area #4 Assessed Property. Roadway improvements also include, if necessary, any TxDOT (the “TxDOT”) turn lanes or TxDOT signalization at US 377 & Bear Creek Parkway or other locations and the necessary infrastructure, requirements, permitting, and other necessary work related to TxDOT. All roadway projects will be designed and constructed in accordance with City and/or other applicable governmental jurisdiction standards and specifications, including the Fort Worth Master Throughfare Plan (the “Master Throughfare Fare”), and will be owned and operated by the City and/or other applicable governmental jurisdictions.

Water Improvements

The water improvements portion of the Improvement Area #4 Improvements consists of acquisition, construction, improvement and installation of water and reclaimed water supply lines and related facilities and equipment, which includes waterlines (excluding waterlines 8” or less and serving residential area), valves, vaults, fire hydrants, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary for the portion of the water distribution system that will service the Improvement Area #4 Assessed Property, including improvements that are off-site. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #4 Improvements consists of acquisition, construction, improvement and installation of various sized sanitary sewer pipes (excluding lines 8” or less and serving residential area), service lines, force main(s), lift station(s), and related facilities and equipment which include, manholes, encasements, pumps, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary to provide sanitary sewer service to Improvement Area #4 Assessed Property, including improvements that are offsite. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #4 Improvements consists of the acquisition, construction, improvement and installation of stormwater drainage and detention improvements and related facilities and equipment which include, storm pipes (all applicable material), storm boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, trench safety, testing, related earthwork and excavation and erosion control, appurtenances, and the fair market value of any easements granted to the City necessary to provide adequate drainage to the Improvement Area #4 Assessed Property, including improvements that are offsite. Storm drainage improvements further include, if necessary, any drainage infrastructure within TxDOT turn lanes at US 377 & Bear Creek Parkway or other locations and the necessary infrastructure, requirements, permitting, and other necessary work related to TxDOT. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Public Landscaping and Trails

The public landscaping and trail improvements of the Improvement Area #4 Improvements consist of the planting and construction of supplemental landscaping such as parks, ponds, lakes, open spaces, entry features and areas, which include, sitting stations, benches, shaded structure(s), hardscape such as walls, statues and monuments, landscaping, plantings, and irrigation, fountains, playgrounds, athletic facilities, pavilions, lighting and paved parking spaces, which benefit the Improvement Area #4 Assessed Property. The landscaping improvements will be designed according to City standards and will be available for public use.

Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #4 Improvements consists of all costs related to designing, construction, installing, and financing the Authorized Improvements including engineering and surveying, land planning and design, project and construction management fees, City fees (including inspection fees, IPRC engineering plan review fees, administrative material testing costs, water lab testing fees, permit fees, development fees, capacity fees and per acre charges), material testing, appraisal, legal and issuance costs, contingency, and other related soft and miscellaneous costs.

Table III-A
Budgeted Costs – Improvement Area #4

Authorized Improvements	Total Improvement Area #4 Improvements¹
Roadway improvements	\$3,212,402
Water improvements	\$4,792,594
Sanitary sewer improvements	\$1,502,756
Storm drainage improvements	\$289,181
Public landscaping and trails	\$675,000
Other soft and miscellaneous costs	\$2,927,205
Total Authorized Improvements	\$13,399,137

¹Provided by the Improvement Area #4 Developer. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #4 Assessment related to the Improvement Area #4 Improvements does not increase.

C. DESCRIPTIONS AND BUDGETED COSTS OF IMPROVEMENT AREA #5 IMPROVEMENTS

The descriptions of the Improvement Area #5 Improvements are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #5 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #5 Improvements are as follows.

Roadway Improvements

The road improvement portion of the Improvement Area #5 Improvements consists of the acquisition, construction, improvement, widening, narrowing, closing and re-routing of streets, roadways, bridges and arterials and include, subgrade stabilization (including lime treatment and compaction), concrete, asphalt or other applicable material, curbs, gutters, sidewalks, barrier free ramps, signage, traffic control devices and wayfinding, landscaping and irrigation, re-vegetation of disturbed areas within and for the right of way, retaining walls within and for the right of way, all related earthwork and excavation, and the fair market value of any right-of-way dedication to the City which benefit the Improvement Area #5 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications, including the Master Throughfare Plan, and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #5 Improvements consists of acquisition, construction, improvement and installation of water and reclaimed water supply lines, and related facilities and equipment, includes waterlines (excluding water lines under 8” and serving residential area), valves, vaults, fire hydrants, trench safety, testing, related earthwork and

excavation, appurtenances, and the fair market value of any easements granted to the City necessary for the portion of the water distribution system that will service the Improvement Area #5 Assessed Property, including improvements that are offsite. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #5 Improvements consists of acquisition, construction, improvement and installation of various sized sanitary sewer pipes (excluding lines 8” or less and serving residential area), service lines, force main(s), lift station(s), and related facilities and equipment which include, manholes, encasements, pumps, trench safety, testing, related earthwork and excavation, appurtenances, and the fair market value of any easements granted to the City necessary to provide sanitary sewer service to Improvement Area #5 Assessed Property, including improvements that are offsite. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #5 Improvements consists of the acquisition, construction, improvement and installation of stormwater drainage and detention improvements and related facilities and equipment which include, storm pipes (all applicable material), storm boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, trench safety, testing, related earthwork and excavation and erosion control, appurtenances, and the fair market value of any easements granted to the City necessary to provide adequate drainage to the Improvement Area #5 Assessed Property, including improvements that are offsite. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Public Landscaping and Trails

The public landscaping and trail improvements of the Improvement Area #5 Improvements consist of the planting and construction of supplemental landscaping such as parks, ponds, lakes, open spaces, entry features and areas, which include, sitting stations, benches, shaded structure(s), hardscape such as walls, statues and monuments, landscaping, plantings, and irrigation, fountains, playgrounds, athletic facilities, pavilions, lighting and paved parking spaces, which benefit the Improvement Area #5 Assessed Property. The landscaping improvements will be designed according to City standards and will be available for public use.

Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #5 Improvements consists of all costs related to designing, construction, installing, and financing the Authorized Improvements including engineering and surveying, land planning and design, project and construction management fees, City fees (including inspection fees, IPRC engineering plan review fees, administrative material testing costs, water lab testing fees, permit fees, development fees, capacity

fees and per acre charges), material testing, appraisal, legal and issuance costs, contingency, and other related soft and miscellaneous costs.

Table III-B
Budgeted Costs – Improvement Area #5

Authorized Improvements	Total Improvement Area #5 Improvements¹
Roadway improvements	\$1,219,985
Water improvements	\$468,315
Sanitary sewer improvements	\$1,002,254
Storm drainage improvements ²	\$1,519,981
Public landscaping and trails	\$147,696
Other soft and miscellaneous costs ³	\$1,071,497
Total Authorized Improvements	\$5,429,728

¹Provided by the Improvement Area #5 Developer. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #5 Assessment related to the Improvement Area #5 Improvements does not increase.

²Include \$210,965 in drainage costs excluding the residential drainage improvement costs and \$1,309,286 in drainage costs related to the residential area.

³Include \$884,963 in other soft and miscellaneous costs excluding the improvement costs related to the residential drainage and \$186,534 other soft and miscellaneous costs related to the residential drainage improvement costs.

D. FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related reimbursements are required pursuant to the Master Reimbursement Agreement, each respective Future Improvement Area Reimbursement Agreement and this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g., a Table III-C, Table III-D, etc. will be added in a future updates to this Service and Assessment Plan to show the costs for the specific Authorized Improvements financed within the specific Future Improvement Area being developed).

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Improvement Area #4 Improvements will be completed and accepted by the City in the first quarter of 2026.

It is anticipated that the Improvement Area #5 Improvements will be completed and accepted by the City in the second quarter of 2026.

The costs for Improvement Area #4 Improvements and the expenses allocable to Improvement Area #4 incurred in the establishment, administration, and operation of the PID are \$16,630,000, as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Improvement Area #4 Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The costs for Improvement Area #5 Improvements and the expenses allocable to Improvement Area #5 incurred in the establishment, administration, and operation of the PID are \$6,809,000 as shown in Table IV-B. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Improvement Area #5 Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or additional reimbursements are required pursuant to the Master Reimbursement Agreement and each Future Improvement Area Reimbursement Agreement with respect thereto, this Service and Assessment Plan will be updated (e.g., Table IV-C, Table IV-D, etc. will be updated in a future update to this Service and Assessment Plan to include Improvement Area #6, etc.).

Improvement Area #4

The obligation under the Improvement Area #4 Reimbursement Agreement is being created in 2026, as shown in Table IV-A. It is anticipated that Improvement Area #4 Bonds will be issued later in 2026 to remove the obligation under the Improvement Area #4 Reimbursement Agreement. Amounts in the tables included in this section may be rounded to the nearest whole dollar.

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Table IV-A
Projected Sources and Uses – Improvement Area #4

Sources of Funds	Total
Assessment Amount	\$16,630,000
Total Sources	\$16,630,000
Uses of Funds	
<i>Improvement Area #4 Improvements¹:</i>	
Roadway improvements	\$3,212,402
Water improvements	\$4,792,594
Sanitary sewer improvements	\$1,502,756
Storm drainage improvements	\$289,181
Public landscaping and trails	\$675,000
Other soft and miscellaneous costs	\$2,927,205
<i>Subtotal Improvement Area #4 Project Costs</i>	<i>\$13,399,137</i>
<i>Bond Issuance Costs:</i>	
Cost of Issuance	\$998,500
Reserve Fund	\$1,222,712
Administrative expenses	\$95,000
Capitalized Interest	\$415,750
Underwriter's Discount	\$498,900
<i>Subtotal Bond Issuance Costs</i>	<i>\$3,230,862</i>
Total Uses	\$16,630,000

¹See Table III-B for details.

Improvement Area #5

The obligation under the Improvement Area #5 Reimbursement Agreement is being created in 2026, as shown in Table IV-B. It is anticipated that Improvement Area #5 Bonds will be issued later in 2026 to remove the obligation under the Improvement Area #5 Reimbursement Agreement.

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Table IV-B
Projected Sources and Uses – Improvement Area #5

Sources of Funds	Total
Assessment Amount	\$6,809,000
Total Sources	\$6,809,000
Uses of Funds	
<i>Improvement Area #5 Improvements¹:</i>	
Roadway improvements	\$1,219,985
Water improvements	\$468,315
Sanitary sewer improvements	\$1,002,254
Storm drainage improvements	\$1,519,981
Public landscaping and trails	\$147,696
Other soft and miscellaneous costs	\$1,071,497
<i>Subtotal Improvement Area #5 Improvement Costs</i>	<i>\$5,429,728</i>
<i>Bond Issuance Costs:</i>	
Cost of Issuance	\$409,149
Reserve Fund	\$500,628
Administrative expenses	\$95,000
Capitalized Interest	\$170,225
Underwriter's Discount	\$204,270
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,379,272</i>
Total Uses	\$6,809,000

¹See Table III-B for details.

B. PROJECTED FIVE-YEAR SERVICE PLAN

Improvement Area #4

The annual projected costs and annual projected indebtedness for Improvement Area #4 is shown in Table IV-C. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-C
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #4

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments^{1,2}
2026	\$16,630,000	\$16,630,000	\$0	\$1,621,678
2027	\$0	\$0	\$0	\$1,621,766
2028	\$0	\$0	\$0	\$1,621,892
2029	\$0	\$0	\$0	\$1,622,057
2030	\$0	\$0	\$0	\$1,622,261
2031	\$0	\$0	\$0	\$1,550,600
2032	\$0	\$0	\$0	\$1,549,845
2033	\$0	\$0	\$0	\$1,549,935
Total	\$16,630,000	\$16,630,000	\$0	\$12,760,033

¹Administrative Expenses in year 2026 will be funded with Bond proceeds. Capitalized interest in 2026 will be paid with Bond proceeds.

²Annual Installments billed in 2026.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Improvement Area #4 Improvements shown in Table III-A and the costs associated with setting up the PID, including the issuance costs and reserves as shown in Table IV-A. The difference between the total projected costs and the total projected indebtedness, if any, is the amount contributed by the Improvement Area #4 Developer.

Improvement Area #5

The annual projected costs and annual projected indebtedness for Improvement Area #5 is shown in Table IV-D. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-D
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #5

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments^{1,2}
2026	\$6,809,000	\$6,809,000	\$0	\$748,895
2027	\$0	\$0	\$0	\$748,443
2028	\$0	\$0	\$0	\$748,938
2029	\$0	\$0	\$0	\$748,291
2030	\$0	\$0	\$0	\$749,593
2031	\$0	\$0	\$0	\$696,161
2032	\$0	\$0	\$0	\$695,389
2033	\$0	\$0	\$0	\$695,236
Total	\$6,809,000	\$6,809,000	\$0	\$5,830,946

¹Administrative Expenses in year 2026 will be funded with Bond proceeds. Interest in 2026 will be paid with Bond proceeds.

²Annual Installments billed in 2026.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #5 Improvements shown in Table III-B and the costs associated with setting up the PID, including the issuance costs and reserves as shown in Table IV-B. The difference between the total projected costs and the total projected indebtedness, if any, is the amount contributed by the Improvement Area #5 Developer.

As Future Improvement Areas are developed, in association with issuing Future Improvement Area Bonds and/ or execution of a Future Improvement Area Reimbursement Agreement for each Future Improvement Area, a table will be added to identify the Authorized Improvements to be financed by each new series of the Future Improvement Area Bonds and/ or Future Improvement Area Reimbursement Agreements and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/ or Future Improvement Area Reimbursement Agreements.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The “PID Assessment Notice” is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the creation of the obligation under the Improvement Area #4 Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement anticipated in 2026, subsequent financings may be issued over the subsequent fifty (50) years from the date of the first Assessment levy, as the Future Improvement Areas of the development are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual development of the Authorized Improvements. The levy of Assessments and issuance of Bonds are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Improvement Area #4 Improvements and Improvement Area #5 Improvements shall be allocated as described below:

1. The costs of the Improvement Area #4 Improvements that only benefit Improvement Area #4 shall be allocated on the basis of Equivalent Units calculated using the estimated average home price of each Lot Type at the time the Improvement Area #4 Assessments are levied, and that such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #4 Improvements to Parcels of Improvement Area #4 Assessed Property similarly benefited.
2. The costs of the Improvement Area #5 Improvements that only benefit Improvement Area #5 shall be allocated on the basis of Equivalent Units calculated using the estimated average home price of each Lot Type at the time the Improvement Area #5 Assessments are levied, and that

such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #5 Improvements to Parcels of Improvement Area #5 Assessed Property similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, as applicable.

In connection with the issuance of Future Improvement Area Bonds and/ or additional obligations created pursuant to the Master Reimbursement Agreement and each respective Future Improvement Area Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Areas receives from the specific Authorized Improvements funded with those Future Improvement Area Bonds issued and/ or Future Improvement Area Reimbursement Agreements executed with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Future Improvement Area Bonds and/ or execution of Future Improvement Area Reimbursement Agreements, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel of Assessed Property within the PID as a result of the Improvement Area #4 Improvements and Improvement Area #5 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments levied or to be levied on the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, as applicable, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Improvement Area #4 Improvements and Improvement Area #5 Improvements, as applicable, to Parcels of Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, as applicable, in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Improvement Area #4 Developer and the Improvement Area #5 Developer and all future owners and developers of the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property.

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or additional reimbursements are required pursuant to the Master Reimbursement Agreement, each respective Future Improvement Area Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Areas.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A and Table IV-B are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

At or prior to the time the City Council approved the Improvement Area #4 Assessment Ordinance and the Improvement Area #5 Assessment Ordinance, respectively, each owner of the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property has acknowledged that the Improvement Area #4 Improvements and the Improvement Area #5 Improvements, respectively, confer a special benefit on the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, and has consented to the imposition of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, as the case may be, to pay for the Actual Costs associated therewith. In making such acknowledgements and consents, each of the owners was acting in its interest in consenting to the apportionment and levying of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, respectively, because the special benefit conferred upon the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, by the Improvement Area #4 Improvements and Improvement Area #5 Improvements, respectively, exceeds the amount of the Improvement Area #4 Assessments and the Improvement Area #5 Assessment, as applicable.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Improvement Area #4 Developer and Improvement Area #5 Developer have evaluated the potential use of the property and have determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

At or prior to the time the City Council approved the Improvement Area #4 Assessment Ordinance and the Improvement Area #5 Assessment Ordinance, respectively, each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and findings by the City Council as to the special benefits described in this Service and Assessment Plan, the Improvement Area #4 Assessment Ordinance, and the Improvement Area #5 Assessment Ordinance; (ii) the Service and Assessment Plan, the Improvement Area #4 Assessment Ordinance, and the Improvement Area #5 Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Improvement Area #4 Developer and Improvement Area #5 Developer have consented to the imposition of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments, respectively, for the purpose of providing the Improvement Area #4 Improvements and the Improvement Area #5 Improvements and the Improvement Area #4 Developer and Improvement Area #5 Developer are acting in their interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the Assessed Property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. *Assessment Methodology for Improvement Area #4 Improvements*

For purpose of this Service and Assessment Plan, the City Council determined that the Actual Costs of the Improvement Area #4 Improvements shall be allocated to the Improvement Area #4 Assessed Property by spreading the entire Improvement Area #4 Assessment across the Parcels of Improvement Area #4 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on such Parcel.

Based on the estimates of the costs of the Improvement Area #4 Improvements, as set forth in Table III-A, the City Council determined that the benefit to Improvement Area #4 Assessed Property of the Improvement Area #4 Improvements was at least equal to the Improvement Area #4 Assessments levied on the Improvement Area #4 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #4 Assessed Property, the Improvement Area #4 Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel of Improvement Area #4 Assessed Property. For residential lots, when final residential building sites are platted, Improvement Area #4 Assessments will be apportioned proportionately among each Parcel of Improvement Area #4 Assessed Property based on the ratio of the estimated Equivalent Units at the time residential lots are platted to the total estimated Equivalent Units for lots in the platted Parcel of Improvement Area #4 Assessed Property, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #4 Assessment and Annual Installments for each Parcel of Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. *Assessment Methodology for Improvement Area #5 Improvements*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #5 Improvements shall be allocated to the Improvement Area #5 Assessed Property by spreading the entire Improvement Area #5 Assessment across the Parcels

of Improvement Area #5 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel of Improvement Area #5 Assessed Property.

Based on the estimates of the costs of the Improvement Area #5 Improvements, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #5 Assessed Property of the Improvement Area #5 Improvements is at least equal to the Improvement Area #5 Assessments levied on the Improvement Area #5 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #5 Assessed Property, the Improvement Area #5 Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel of Improvement Area #5 Assessed Property. For residential lots, when final residential building sites are platted, Improvement Area #5 Assessments will be apportioned proportionately among each Parcel of Improvement Area #5 Assessed Property based on the ratio of the estimated Equivalent Units at the time residential lots are platted to the total estimated Equivalent Units for lots in the platted Parcel of Improvement Area #5 Assessed Property, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #5 Assessment and Annual Installments for each Parcel of Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Future Improvement Areas

When any given Future Improvement Area is developed, and Future Improvement Area Bonds for that Future Improvement Areas are to be issued and/ or a Future Improvement Area Reimbursement Agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Future Improvement Area.

D. ASSESSMENTS

The Improvement Area #4 Assessments under the Improvement Area #4 Reimbursement Agreement will be levied on each Parcel or lot of Improvement Area #4 Assessed Property according to the Improvement Area #4 Assessment Roll, attached hereto as Appendix G. The Annual Installments for Improvement Area #4 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Improvement Area #4 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

The Improvement Area #5 Assessments under the Improvement Area #5 Reimbursement Agreement will be levied on each Parcel or lot of Improvement Area #5 Assessed Property according to the Improvement Area #5 Assessment Roll, attached hereto as Appendix H. The Annual Installments for Improvement Area #5 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Improvement Area #5 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

See Appendix F for Improvement Area #4 Assessments and Improvement Area #5 Assessments per unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel of Assessed Property based on the amount of Assessment levied against such Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, by the Additional Interest Rate. The Additional Interest Component of the Annual Installments is allocated to fund a reserve to be used for paying Prepayment Costs and to offset Delinquent Collection Costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the applicable Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

G. TIRZ ANNUAL CREDIT

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues in an amount equal to 65% of the City's ad valorem tax revenues collected on the tax increment from each Parcel of Assessed Property within the TIRZ No. 16 to offset a portion of the Assessments levied on each such Parcel, if applicable. The Annual Installment for each Parcel of Assessed Property shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel of Assessed Property shall be calculated, if applicable, as described under Section VI of this Service and Assessment Plan.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #4

The Improvement Area #4 Assessment and Annual Installments thereof for each Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the execution of the Improvement Area #4 Reimbursement Agreement, the Annual Installments from the Improvement Area #4 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #4 Reimbursement Agreement, (ii) the Additional Interest Component, as applicable, and (iii) Administrative Expenses. The Annual Installment for each Parcel of Improvement Area #4 Assessed Property shall be determined by taking into consideration any available capitalized interest and the TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund, if applicable. The TIRZ Annual Credit Amount shall be determined separately for each Parcel of Improvement Area #4 Assessed Property and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis, if applicable. As described in Section V.G., the TIRZ Revenues attributable to each Parcel of Improvement Area #4 Assessed Property collected in any given year shall be used to determine such Parcel's TIRZ Annual Credit Amount in the following year (i.e., TIRZ Revenues collected in 2026 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2027). The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #5

The Improvement Area #5 Assessment and Annual Installments for each Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the execution of the Improvement Area #5 Reimbursement Agreement, the Annual Installments from the Improvement Area #5 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #5 Reimbursement Agreement, (ii) the Additional Interest Component, as applicable, and (iii) Administrative Expenses. The Annual Installment for each Parcel of Improvement Area #5 Assessed Property shall be determined by taking into consideration any available capitalized interest and the TIRZ Annual Credit Amount applicable to such Parcel then on deposit in the TIRZ No. 16 tax increment fund, if applicable. The TIRZ Annual Credit Amount shall be determined separately for each Parcel of Improvement Area #5 Assessed Property and such TIRZ Annual Credit Amount shall

be applied on a Parcel-by-Parcel basis, if applicable. As described in Section V.G., the TIRZ Revenues attributable to each Parcel of Improvement Area #5 Assessed Property collected in any given year shall be used to determine such Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2026 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2027). The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Future Improvement Area Assessment and Annual Installments for each Future Improvement Area Assessed Property (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #6, etc.). The Future Improvement Area Assessments shall not exceed the benefit received by the Future Improvement Area Assessed Property.

D. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator based on the information available regarding the use of the Parcel, and such calculation shall be approved by the City Council in the immediately following Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall not exceed equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under

Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council. The reallocation as confirmed by the City Council shall be conclusive and binding.

E. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to or concurrently with any such conveyance or act, and no such conveyance shall be effective until the City receives such payment.
2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, each Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or Improvement Area Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related Improvement Area Reimbursement Agreement, resulting in excess proceeds being available, and such excess proceeds may be used for any purpose authorized by a Trust Indenture and/or may be used to reduce the obligations under an Improvement Area Reimbursement Agreement as provided in the Improvement Area Reimbursement Agreement, then the Assessment securing such series of Bonds and/or related Improvement Area Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds (including by application of the Additional Interest Rate) and/or amounts due under a related Improvement Area Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another

method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available and/or a need to reduce the obligations under an Improvement Area Reimbursement Agreement, and such excess proceeds may be used for any purpose authorized by a Trust Indenture and/or may be used to reduce the obligations under an Improvement Area Reimbursement Agreement, as provided in the Improvement Area Reimbursement Agreement, as the case may be, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under an Improvement Area Reimbursement Agreement, including interest on the Bonds (including by application of the Additional Interest Rate) and/ or interest due under an Improvement Area Reimbursement Agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under an Improvement Area Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under an Improvement Area Reimbursement Agreement is equal to the outstanding principal amount of the Bonds and/or an Improvement Area Reimbursement Agreement.

G. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

- (d) At the option of the owner of the Assessed Property, the Assessment on any Parcel plus Prepayment Costs may be paid in part, in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made, and the term of the Assessment shall not be reduced.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest (including the Additional Interest Rate), Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve if and when Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial levy of Assessments.

Improvement Area #4

Each Assessment for the Improvement Area #4 Assessed Property for the Improvement Area #4 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall be paid based on an interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Improvement Area #4 Assessed Property was 5.04%. The City has determined that the obligation under the Reimbursement Agreement related to the Improvement Area #4 Improvements shall bear interest at the interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.06% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.04%. Furthermore, the Annual Installments of the Assessments levied against Improvement Area #4 Assessed Property may not exceed the amounts shown on the Improvement Area #4 Assessment Roll. The Improvement Area #4 Assessment Roll is shown as Appendix G.

Improvement Area #5

Each Assessment for the Improvement Area #5 Assessed Property for the Improvement Area #5 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall be paid based on an interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Improvement Area #5 Assessed Property was 5.04%. The City has determined that the obligation under the Reimbursement Agreement related to the Improvement Area #5 Improvements shall bear interest at the interest rate of 9.06% per annum for years 1 through 5 and 7.04% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.06% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.04%. Furthermore, the Annual Installments of the Assessments levied against Improvement Area #5 Assessed Property may not exceed the amounts shown on the Improvement Area #5 Assessment Roll. The Improvement Area #5 Assessment Roll is shown as Appendix H.

Reduction of Assessments

The Annual Installments shall be reduced to equal the respective Actual Costs of repaying the obligation under the Improvement Area #4 Reimbursement Agreement or the obligation under the Improvement Area #5 Reimbursement Agreement, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Improvement Area #4 Bonds, Improvement Area #5 Bonds, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance authorizing and/or the indenture securing the refunding bonds, and such refunding bonds shall constitute Improvement Area #4 Bonds or Improvement Area #5 Bonds, as the case may be, for purposes of this Service and Assessment Plan.

H. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider and approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for the Additional Interest Reserve and any applicable TIRZ Annual Credit Amounts. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

The collection of the first Annual Installment for a Parcel of Improvement Area #4 Assessed Property shall commence upon the earlier of: (i) with tax bills sent the first October after execution of the Improvement Area #4 Reimbursement Agreement, or (ii) September 1, 2026.

The collection of the first Annual Installment for a Parcel of Improvement Area #5 Assessed Property shall commence upon the earlier of: (i) with tax bills sent the first October after execution of the Improvement Area #5 Reimbursement Agreement, or (ii) September 1, 2026.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #4 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #4 (based on numerous factors such as the applicable zoning for the developable area, the use of proposed Homeowners’ Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine which Parcels constitute Improvement Area #4 Assessed Property.

The Improvement Area #4 Assessed Property was assessed for the special benefits conferred upon such property resulting from the Improvement Area #4 Improvements. Table VII-A summarizes the \$16,630,000 special benefit from the Improvement Area #4 Improvements, including a portion of the costs of the PID formation and applicable Improvement Area #4 Bond issuance costs. The Improvement Area #4 Assessment is \$16,630,000, which is equal to the benefit received by the Improvement Area #4 Assessed Property. Accordingly, the total Improvement Area #4 Assessment to be applied to all the Improvement Area #4 Assessed Property is \$16,630,000, plus interest and annual Administrative Expenses. The Improvement Area #4 Assessment for each Improvement Area #4 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #4 Assessment Roll is attached hereto as Appendix G.

**Table VII-A
Improvement Area #4
Special Benefit Summary**

Special Benefit	Total Cost
Total Improvement Area #4 Improvements	\$13,399,137
Bond Issuance Costs:	
Cost of Issuance	\$998,500
Reserve Fund	\$1,222,712
Administrative expenses	\$95,000
Capitalized Interest	\$415,750
Underwriters Discount	\$498,900
<i>Subtotal Bond Issuance Costs</i>	<i>\$3,230,862</i>
Total Special Benefit	\$16,630,000
Special Benefit:	
Total Special Benefit	\$16,630,000
Assessment	\$16,630,000
Excess Benefit	\$0

¹See Table III.A for details.

B. IMPROVEMENT AREA #5 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #5 (based on numerous factors such as the applicable zoning for the developable area, the use of proposed Homeowners' Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine which Parcels constitute Improvement Area #5 Assessed Property.

The Improvement Area #5 Assessed Property is being assessed for the special benefits conferred upon such property resulting from the Improvement Area #5 Improvements. Table VII-B summarizes the \$6,809,000 special benefit from the Improvement Area #5 Improvements, including a portion of the costs of the PID formation and applicable Improvement Area #5 Bond issuance costs. The Improvement Area #5 Assessment amount is \$6,809,000, which is equal to the benefit received by the Improvement Area #5 Assessed Property. Accordingly, the total Improvement Area #5 Assessment to be applied to all the Improvement Area #5 Assessed Property is \$6,809,000, plus interest and annual Administrative Expenses. The Improvement Area #5 Assessment for each Improvement Area #5 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #5 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Improvement Area #5
Special Benefit Summary

Special Benefit	Total Cost
Total Improvement Area #5 Improvements ¹	\$5,429,728
Bond Issuance Costs:	
Cost of Issuance	\$409,149
Reserve Fund	\$500,628
Administrative expenses	\$95,000
Capitalized Interest	\$170,225
Underwriter's Discount	\$204,270
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,379,272</i>
Total Special Benefit	\$6,809,000
Special Benefit:	
Total Special Benefit	\$6,809,000
Assessment	\$6,809,000
Excess Benefit	\$0

¹See Table III-B for details.

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C. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Future Improvement Area Assessment for each Parcel or lot located within such Future Improvement Areas (e.g., an appendix will be added for each Future Improvement Area Assessment Roll).

D. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

This Service and Assessment Plan reflects the actual interest under the Improvement Area #4 Reimbursement Agreement and Improvement Area #5 Reimbursement Agreement, respectively, and which the Annual Installments shall be paid, any reduction in the Improvement Area #4 Assessments and Improvement Area #5 Assessments, and any revisions in the Budgeted Costs to be funded by the Improvement Area #4 Reimbursement Agreement and the Improvement Area #5 Reimbursement Agreement and Improvement Area #4 Developer funds and the Improvement Area #5 Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify the Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Property claiming that a calculation error has been made in an Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to an Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination.”

C. AMENDMENTS

Amendments to this Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels of Assessed Property: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by this Service and Assessment Plan.

D. COUNTY FILING

Within seven days of its approval by the City Council, the City shall file and record this Service and Assessment Plan in the real property records of the County. In addition, the City shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in their entirety.

E. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

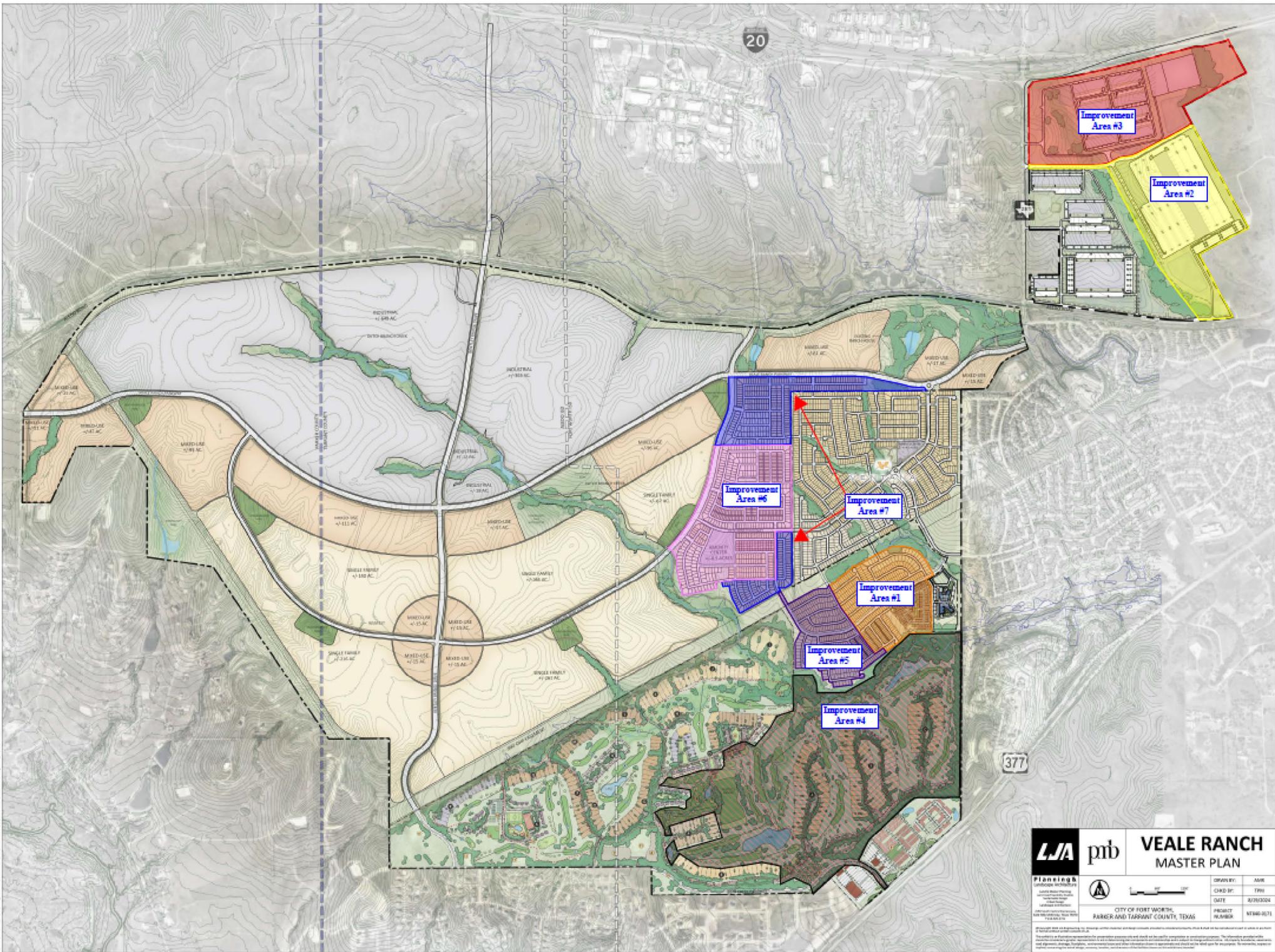
F. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A-1
PID MAP



		VEALE RANCH MASTER PLAN	
		<small> DRAWN BY: JMK CHECK BY: TPH DATE: 02/26/2024 PROJECT NUMBER: NTRM-0071 </small>	
<small> CITY OF FORT WORTH, PARKER AND TARRANT COUNTIES, TEXAS </small>			

APPENDIX A-2
IMPROVEMENT AREA #4 MAP

APPENDIX A-3
IMPROVEMENT AREA #5 MAP

APPENDIX A-4
FUTURE IMPROVEMENT AREA MAP

20

377

Future Improvement Areas

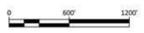
Improvement Area #5

Improvement Area #4



VEALE RANCH MASTER PLAN

Planning & Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 300, McKinney, Texas 75070
P 214.620.2741



DRWN BY:	AMR
CHKD BY:	TPM
DATE:	8/29/2024
PROJECT NUMBER:	NT840-0171

CITY OF FORT WORTH, PARKER AND TARRANT COUNTY, TEXAS

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APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Improvement Area #4 Improvements

AUTHORIZED IMPROVEMENTS	Maverick-Phase 1 (IA #4)
ROADWAY IMPROVEMENTS	\$3,212,402
WATER IMPROVEMENTS	\$4,792,594
SEWER IMPROVEMENTS	\$1,502,756
STORM DRAINAGE IMPROVEMENTS	\$289,181
PUBLIC LANDSCAPING, TRAILS AND PARKS	\$675,000
OTHER SOFT AND MISCELLANEOUS COSTS	\$2,927,205
TOTAL AUTHORIZED IMPROVEMENTS	\$13,399,137
# OF LOTS	136
PID ELIGIBLE COSTS PER LOT	\$98,523

AUTHORIZED IMPROVEMENTS - MAVERICK, IMPROVEMENT AREA #4

AUTHORIZED IMPROVEMENTS				
Roadway Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Furnish/Install Electric Service Pedestal (Traffic Signal)	EA	1.00	\$15,500.00	\$15,500.00
2" Conduit PVC SCH 80 (T)	LF	51.00	\$38.00	\$1,938.00
3" Conduit PVC SCH 80 (T)	LF	152.00	\$40.00	\$6,080.00
3" Conduit PVC SCH 80 (B)	LF	132.00	\$88.00	\$11,616.00
4" Conduit PVC SCH 80 (T)	LF	12.00	\$44.00	\$528.00
4" Conduit PVC SCH 80 (B)	LF	442.00	\$92.00	\$40,664.00
Furnish/Install 3-Sect Signal Head	EA	13.00	\$2,850.00	\$37,050.00
Furnish/Install 5-Sect Signal Head	EA	1.00	\$4,950.00	\$4,950.00
Furnish/Install Ped Singal Head Assembly	EA	2.00	\$2,000.00	\$4,000.00
Audible Pedestrian Pushbutton Station	EA	2.00	\$6,500.00	\$13,000.00
Furnish/Install BBU System EXT Mounted	EA	1.00	\$11,500.00	\$11,500.00
Furnish/Install Hybrid Detection System	EA	5.00	\$13,000.00	\$65,000.00
Furnish/Install Model 711 Preemption	LF	3.00	\$4,000.00	\$12,000.00
Furnish/Install Preemption Cable	EA	822.00	\$5.00	\$4,110.00
Furnish/Install PTZ Camera	EA	1.00	\$11,500.00	\$11,500.00
Furnish/Install Communication Modem	LF	1.00	\$5,500.00	\$5,500.00
Furnish/Install CAT5 Ethernet Cable	LF	1,600.00	\$5.00	\$8,000.00
5/C 14 AWG Multi-Conductor Cable	LF	20.00	\$5.00	\$100.00
7/C 14 AWG Multi-Conductor Cable	LF	705.00	\$6.00	\$4,230.00
10/C 14 AWG Multi-Conductor Cable	LF	218.00	\$7.00	\$1,526.00
20/C 14 AWG Multi-Conductor Cable	LF	1,155.00	\$11.00	\$12,705.00
3/C 14 AWG Multi-Conductor Cable	LF	228.00	\$5.00	\$1,140.00
NO 6 Insulated Electric Condr	LF	36.00	\$5.00	\$180.00
NO 10 Insulated Electric Condr	LF	1,888.00	\$3.00	\$5,664.00
NO 6 Bare Electric Condr SLD	LF	18.00	\$5.00	\$90.00
NO 8 Bare Electric Condr SLD	LF	771.00	\$4.00	\$3,084.00
Furnish/Install Ground Box Type D, w/Apron	EA	8.00	\$4,000.00	\$32,000.00
Furnish/Install 10'-20' Ped Pole Assembly	LF	1.00	\$4,500.00	\$4,500.00
Furnish/Install Type 41 Signal Pole	EA	2.00	\$15,500.00	\$31,000.00
Furnish/Install Type 43 Signal Pole	EA	1.00	\$19,000.00	\$19,000.00
Furnish/Install Type 45 Signal Pole	EA	2.00	\$19,500.00	\$39,000.00
Furnish/Install Mast Arm 16'- 36'	EA	2.00	\$10,000.00	\$20,000.00
Furnish/Install Mast Arm 40'- 48'	EA	1.00	\$11,000.00	\$11,000.00
Furnish/Install Mast Arm 52'- 60'	EA	2.00	\$14,000.00	\$28,000.00
TY 1 Signal Foundation	EA	1.00	\$6,500.00	\$6,500.00
TY 3 Signal Foundation	EA	2.00	\$8,000.00	\$16,000.00
TY 4 Signal Foundation	EA	1.00	\$8,500.00	\$8,500.00
TY 5 Signal Foundation	EA	2.00	\$9,000.00	\$18,000.00
Signal Cabinet Foundation - 352i & BBU	EA	1.00	\$7,800.00	\$7,800.00
Furnish/Install ATC Signal Controller	EA	1.00	\$6,800.00	\$6,800.00
Furnish/Install 352i Controller Cabinet Assembly	EA	1.00	\$32,000.00	\$32,000.00
Furnish/Install LED Lighting Fixture (137 Watt ATB2 Cobra Head)	EA	5.00	\$1,100.00	\$5,500.00
Furnish/Install Alum Sign Mast Arm Mount	EA	16.00	\$1,000.00	\$16,000.00
Furnish/Install Alum Sign Ground Mount City Std.	EA	6.00	\$1,000.00	\$6,000.00
IN SM RD SUP&AM TY10BWG(1)SA(P)	EA	6.00	\$500.00	\$3,000.00
Remove Existing Wire Fence	LF	188.00	\$6.00	\$1,128.00
Post & Cable Fence (Remove)	LF	80.00	\$10.00	\$800.00
Concrete Sidewalks (5")	SY	15.00	\$62.00	\$930.00
Plane Asphalt Concrete Pavement (1")	SY	1,515.00	\$32.00	\$48,480.00
FL BS (CMP In Place)(TY A GR 1-2)(10")	SY	1,515.00	\$115.00	\$174,225.00
Lime Treatment (Subgrade)(6")	SY	2,075.00	\$9.00	\$18,675.00
Concrete Pavement (CONT REINF - CRCP)(8")	SY	560.00	\$102.00	\$57,120.00
TY 21 Comb Island Ramp	EA	1.00	\$4,000.00	\$4,000.00
TY 1 Perpendicular Curb Ramp	EA	2.00	\$4,500.00	\$9,000.00
Plane Asphalt Concrete Pavement (1") (Change Order 1)	SY	(1,515.00)	\$32.00	(\$48,480.00)
TY-B Asphalt Pavement (5") (Change Order 1)	SY	1,933.00	\$54.00	\$104,382.00
TY-C Asphalt Pavement (3") (Change Order 1)	SY	1,886.00	\$48.00	\$90,528.00
Clearing & Grubbing - TxDOT Driveway	AC	1.45	\$2,500.00	\$3,625.00
Cut - TxDOT Driveway	CY	249.00	\$8.00	\$1,992.00

Fill - TxDOT Driveway	CY	1,572.00	\$12.00	\$18,864.00
Traffic Control - TxDOT Driveway	LS	1.00	\$25,000.00	\$25,000.00
Subtotal - Roadway Improvements				\$1,102,524.00
Water Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Unclassified Excavation - Utility > 8" Corridor	CY	2,040.00	\$4.75	\$9,690.00
Trench Safety	LF	11,363.00	\$2.00	\$22,726.00
12" PVC Water Pipe	LF	1,088.00	\$112.00	\$121,856.00
12" DIP Water	LF	83.00	\$142.00	\$11,786.00
16" PVC Water Pipe	LF	2,646.00	\$162.00	\$428,652.00
16" DIP Water	LF	680.00	\$222.00	\$150,960.00
24" PVC Water Pipe	LF	5,717.00	\$242.00	\$1,383,514.00
24" DIP Water	LF	222.00	\$282.00	\$62,604.00
Fire Hydrant (Assembly)	EA	1.00	\$8,500.00	\$8,500.00
1" Water Service	EA	13.00	\$1,450.00	\$18,850.00
12" Gate Valve	EA	6.00	\$4,500.00	\$27,000.00
16" Gate Valve & Vault	EA	2.00	\$28,500.00	\$57,000.00
24" Gate Valve & Vault	EA	9.00	\$62,500.00	\$562,500.00
Ductile Iron Water Fittings w/ Restraint	TON	15.02	\$16,500.00	\$247,797.00
6" Blow Off Valve	EA	1.00	\$14,500.00	\$14,500.00
8" Blow Off Valve	EA	1.00	\$18,500.00	\$18,500.00
2" Combination Air Valve Assembly for Water	EA	1.00	\$12,500.00	\$12,500.00
4" Combination Air Valve Assembly for Water	EA	1.00	\$30,500.00	\$30,500.00
20" Casing By Open Cut	LF	508.00	\$320.00	\$162,560.00
24" Casing By Open Cut	LF	407.00	\$380.00	\$154,660.00
42" Casing By Open Cut	LF	529.00	\$720.00	\$380,880.00
Connection to Existing 24" Water Main	EA	1.00	\$9,500.00	\$9,500.00
Erosion Control Matting	SY	127.00	\$12.00	\$1,524.00
12" DIP Water, CSS Backfill	LF	427.00	\$162.00	\$69,174.00
24" DIP Water, CSS Backfill	LF	500.00	\$312.00	\$156,000.00
Concrete Riprap	SY	1,041.00	\$82.00	\$85,362.00

Utility Markers	LS	1.00	\$2,500.00	\$2,500.00
Water Testing (Excluding Geotech)	LF	12,903.00	\$2.00	\$25,806.00
24" Ring Connection	EA	1.00	\$105,000.00	\$105,000.00
8" PVC Water Pipe (Change Order 1)	LF	23.00	\$56.00	\$1,288.00
8" DIP Water (Change Order 1)	LF	20.00	\$66.00	\$1,320.00
12" PVC Water Pipe (Change Order 1)	LF	(7.00)	\$112.00	(\$784.00)
12" DIP Water (Change Order 1)	LF	7.00	\$142.00	\$994.00
24" PVC Water Pipe (Change Order 1)	LF	(15.00)	\$242.00	(\$3,630.00)
24" Gate Valve & Vault (Change Order 1)	EA	(2.00)	\$62,500.00	(\$125,000.00)
Ductile Iron Water Fittings w/ Restraint (Change Order 1)	TON	(0.90)	\$16,500.00	(\$14,850.00)
8" Water Lowering (Change Order 1)	EA	1.00	\$5,500.00	\$5,500.00
20" Casing By Open Cut (Change Order 1)	LF	20.00	\$320.00	\$6,400.00
24" Casing By Open Cut (Change Order 1)	LF	(209.00)	\$380.00	(\$79,420.00)
12" DIP Water, CSS Backfill (Change Order 1)	LF	20.00	\$162.00	\$3,240.00
12" Water Pipe, CSS Backfill (Change Order 1)	LF	(20.00)	\$132.00	(\$2,640.00)
24" Ring Connection (Change Order 1)	EA	(1.00)	\$105,000.00	(\$105,000.00)
Subtotal - Water Improvements				\$4,020,129.00

Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Post-CCTV Inspection	LF	1,911.00	\$6.00	\$11,466.00
Manhole Vacuum Testing	EA	11.00	\$500.00	\$5,500.00
Trench Safety	LF	1,911.00	\$4.00	\$7,644.00
Trench Water Stops	EA	7.00	\$750.00	\$5,250.00
15" PVC Sewer Pipe SDR-26	LF	345.00	\$326.00	\$112,470.00
15" DIP Sewer Pipe	LF	246.00	\$396.00	\$97,416.00
18" Epoxy Coated Ductile Iron Sewer Pipe	LF	226.00	\$425.00	\$96,050.00
30" Fiberglass Reinforced Sewer Pipe	LF	1,343.00	\$426.00	\$572,118.00
24" Casing By Open Cut	LF	289.00	\$420.00	\$121,380.00
36" Casing By Open Cut	LF	226.00	\$620.00	\$140,120.00
48" Casing By Open Cut	LF	30.00	\$820.00	\$24,600.00
15" Sewer Pipe, CSS Backfill	LF	20.00	\$346.00	\$6,920.00
18" DIP Sewer, CSS Backfill	LF	141.00	\$456.00	\$64,296.00
30" Fiberglass Sewer Pipe, CSS Backfill	LF	20.00	\$466.00	\$9,320.00
4' Manhole	EA	3.00	\$8,000.00	\$24,000.00
4' Drop Manhole	EA	2.00	\$9,000.00	\$18,000.00
5' Manhole	EA	7.00	\$10,000.00	\$70,000.00
Concrete Collar for Manhole	EA	11.00	\$1,000.00	\$11,000.00
Remove 4' Sewer Manhole	EA	1.00	\$3,500.00	\$3,500.00
WAGER 3000 Manhole Scrubber	EA	1.00	\$18,500.00	\$18,500.00
4' Extra Depth Manhole	VF	60.90	\$275.00	\$16,747.50
5' Extra Depth Manhole	VF	70.00	\$325.00	\$22,750.00
Epoxy Manhole Liner	VF	197.60	\$485.00	\$95,836.00
Concrete Riprap	SY	252.00	\$82.00	\$20,664.00
Post-CCTV Inspection (Change Order 1)	LF	378.00	\$6.00	\$2,268.00
Manhole Vacuum Testing (Change Order 1)	EA	4.00	\$500.00	\$2,000.00
Trench Safety (Change Order 1)	LF	378.00	\$4.00	\$1,512.00
Trench Water Stops (Change Order 1)	EA	(3.00)	\$750.00	(\$2,250.00)
12" Sanitary Sewer Pipe (Change Order 1)	LF	2.00	\$276.00	\$552.00
15" Sanitary Sewer Pipe (Change Order 1)	LF	24.00	\$326.00	\$7,824.00
20" Casing by Open Cut (Change Order 1)	LF	(5.00)	\$320.00	(\$1,600.00)
24" Casing by Open Cut (Change Order 1)	LF	(159.00)	\$420.00	(\$66,780.00)
36" Casing by Open Cut (Change Order 1)	LF	(8.00)	\$620.00	(\$4,960.00)
18" DIP Sanitary Sewer, CSS Backfill (Change Order 1)	LF	(141.00)	\$456.00	(\$64,296.00)
4' Manhole (Change Order 1)	EA	1.00	\$8,000.00	\$8,000.00
4' Drop Manhole (Change Order 1)	EA	3.00	\$9,000.00	\$27,000.00
5' Manhole (Change Order 1)	EA	(2.00)	\$10,000.00	(\$20,000.00)
4' Extra Depth Manhole (Change Order 1)	VF	(53.00)	\$275.00	(\$14,575.00)
Concrete Collar for Manhole (Change Order 1)	EA	4.00	\$1,000.00	\$4,000.00
Concrete Rip Rap (Change Order 1)	SY	(10.00)	\$82.00	(\$820.00)
15" DIP Sanitary Sewer (Change Order 1)	LF	(46.00)	\$396.00	(\$18,216.00)
18" Epoxy Coated D.I. Sanitary Sewer Pipe (Change Order 1)	LF	(226.00)	\$425.00	(\$96,050.00)
18" Epoxy Coated D.I. Sanitary Sewer Pipe, CSS Backfill (Change Order 1)	LF	359.00	\$456.00	\$163,704.00
5' Drop Manhole (Change Order 1)	EA	1.00	\$11,000.00	\$11,000.00
Deep Trench Deduct (Change Order 1)	LS	(1.00)	\$140,550.00	(\$140,550.00)
Subtotal - Sewer Improvements				\$1,373,310.50

Storm Drainage Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
<i>TxDOT Driveway</i>				
RC Pipe (CL III)(24")	LF	113.00	\$115.00	\$12,995.00
12" Rip Rap (Stone Common)(Grout)	CY	23.00	\$435.00	\$10,005.00
24" Headwall (PSET-SP)	EA	2.00	\$4,500.00	\$9,000.00
24" Headwall (CH - FW - 0)	EA	1.00	\$4,500.00	\$4,500.00
Remove STR (Headwall)	EA	1.00	\$1,500.00	\$1,500.00
24" RCP CL III (Change Order 1)	LF	(113.00)	\$115.00	(\$12,995.00)
Headwall (PSET-SP) 24" (Change Order 1)	EA	(1.00)	\$4,500.00	(\$4,500.00)
Headwall (CH-FW-0) 24" (Change Order 1)	EA	(1.00)	\$4,500.00	(\$4,500.00)
4X2 RCB (Change Order 1)	LF	127.00	\$240.00	\$30,480.00
4X2 Headwall (Change Order 1)	EA	2.00	\$6,500.00	\$13,000.00
Subtotal - Storm Drainage Improvements				\$59,485.00
Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Engineering, Surveying, Staking	LS	1	\$1,537,500	\$1,537,500
Construction Materials Testing	LS	1	\$15,000	\$15,000
Erosion Control & SWPPP	LS	1	\$15,000	\$15,000
City of Fort Worth Fees	LS	1	\$361,702	\$361,702
Bonding Fees (Maintenance, Payment, Performance, Development)	LS	1	\$166,933	\$166,933
Easement and Right-of-Way Dedication	LS	1	\$50,000	\$50,000
Construction Management	%	5%	\$6,555,449	\$327,772
Subtotal - Other Soft and Miscellaneous Costs				\$2,473,907.12

BEAR CREEK IMPROVEMENTS				
Roadway Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Unclassified Excavation - Public ROW	CY	48,270.00	\$4.75	\$229,282.50
Hydrated Lime (36#/SY)	TN	232.00	\$275.00	\$63,800.00
8" Lime Treatment (36#/SY)	SY	12,860.00	\$5.00	\$64,300.00
10" Conc Pvmt	SY	12,040.00	\$108.00	\$1,300,320.00
Barrier Free Ramp, Type P-1	EA	4.00	\$2,400.00	\$9,600.00
Topsoil	CY	786.00	\$28.00	\$22,008.00
Seeding, Hydromulch	SY	7,070.00	\$2.00	\$14,140.00
4" Conc Sidewalk	SF	36,690.00	\$4.25	\$155,932.50
Construct Std Pvmt Header	LF	85.00	\$30.00	\$2,550.00
Pedestrian Hand Rail	LF	100.00	\$140.00	\$14,000.00
Construct Barricade	EA	2.00	\$800.00	\$1,600.00
4" (White) Dashed Stripe w/ Raised Pavement Markers	LF	3,579.00	\$3.00	\$10,737.00
8" (White) Solid Stripe w/ Raised Pavement Markers	LF	657.00	\$4.00	\$2,628.00
Lane Legend (Arrow)	EA	11.00	\$500.00	\$5,500.00
Lane Legend (Only)	EA	11.00	\$500.00	\$5,500.00
12" (White) 3'-9' Dotted Lane Drop Line	LF	344.00	\$10.00	\$3,440.00
6" (White) Solid Stripe w/ 18" (White) Solid Stripes (In Ceveron Pattern)	SF	1,065.00	\$4.00	\$4,260.00
Furnish/Install Alum Sign Ground Mount City Std. - Stop w/ Street Name Blades (R1-1)	EA	1.00	\$1,000.00	\$1,000.00
Furnish/Install Alum Sign Ground Mount City Std. - Speed Limit (R2-1)	EA	3.00	\$500.00	\$1,500.00
Furnish/Install Alum Sign Ground Mount City Std. - Left Turn Only (R3-5L)	EA	2.00	\$500.00	\$1,000.00
Furnish/Install Alum Sign Ground Mount City Std. - Stop Here For Pedestrians (R1-5b)	EA	1.00	\$500.00	\$500.00
Furnish/Install Alum Sign Ground Mount City Std. - Left, Left, Right Only (R3-8LLR)	EA	4.00	\$500.00	\$2,000.00
Furnish/Install Alum Sign Ground Mount City Std. - Right Lane Must Turn Right (R3-7R)	EA	2.00	\$500.00	\$1,000.00
Furnish/Install Elec Serv Pedestal	EA	1.00	\$10,500.00	\$10,500.00
2" Condt PVC SCH 80 (T)	LF	2,992.00	\$15.00	\$44,880.00
Rdwy Illum Foundation TY 3,5,6, and 8	EA	16.00	\$1,800.00	\$28,800.00
Rdwy Illum TY 18 Pole	EA	16.00	\$3,400.00	\$54,400.00
Install Type 33A Arm	EA	22.00	\$600.00	\$13,200.00
Type R2 Luminaire	EA	22.00	\$750.00	\$16,500.00
Electric Overhead Line Burying Allowance	LS	1.00	\$25,000.00	\$25,000.00
Subtotal - Roadway Improvements				\$2,109,878.00
Water Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Trench Safety	LF	2,147.00	\$2.00	\$4,294.00
12" PVC Water Pipe	LF	2,071.00	\$112.00	\$231,952.00
12" DIP Water	LF	36.00	\$142.00	\$5,112.00
12" Gate Valve	EA	8.00	\$4,500.00	\$36,000.00
Ductile Iron Water Fittings w/ Restraint	TON	2.47	\$9,500.00	\$23,484.00
2" Combination Air Valve Assembly for Water	EA	1.00	\$14,500.00	\$14,500.00
20" Casing By Open Cut	LF	20.00	\$320.00	\$6,400.00
12" Water Pipe, CSS Backfill	LF	40.00	\$132.00	\$5,280.00
Water Testing (Excluding Geotech)	LF	2,147.00	\$1.00	\$2,147.00
Subtotal - Water Improvements				\$329,169.00
Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Subtotal - Sewer Improvements				\$0.00
Storm Drainage Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Trench Safety	LF	544.00	\$2.00	\$1,088.00
Post-CCTV Inspection	LF	544.00	\$2.00	\$1,088.00
21" RCP, Class III	LF	119.00	\$75.00	\$8,925.00
24" RCP, Class III	LF	183.00	\$85.00	\$15,555.00
27" RCP, Class III	LF	8.00	\$105.00	\$840.00
6x3 Box Culvert	LF	234.00	\$450.00	\$105,300.00
4' Storm Junction Box	EA	2.00	\$5,500.00	\$11,000.00
10' Recessed Inlet	EA	2.00	\$5,000.00	\$10,000.00
15' Recessed Inlet	EA	2.00	\$6,000.00	\$12,000.00
12" Rock Riprap	SY	192.00	\$125.00	\$24,000.00

(2)-6'x3' PW-1 4:1 Sloped End Wingwall	EA	2.00	\$19,950.00	\$39,900.00
Subtotal - Storm Drainage Improvements				\$229,696.00
Public Landscaping, Trails and Parks				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Public Landscape, Irrigation & Hardscape Allowance	LS	1.00	\$675,000.00	\$675,000.00
Subtotal - Public Landscaping, Trails and Parks				\$675,000.00
Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Construction Materials Testing	LS	1	\$120,449	\$120,449
Erosion Control & SWPPP	LS	1	\$10,000	\$10,000
Easement and Right-of-Way Dedication	LS	1	\$70,000	\$70,000
Construction Management	%	5%	\$3,343,743	\$167,187
Subtotal - Other Soft and Miscellaneous Costs				\$367,636.15

KENWOOD LONGVUE IMPROVEMENTS				
Water Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Mobilization	LS	1.00	\$7,500.00	\$7,500.00
Remove 12" Water Line	LF	110.00	\$40.00	\$4,400.00
Remove 16" Water Line	LF	30.00	\$60.00	\$1,800.00
4"-12" Water Abandonment Plug 6"	EA	2.00	\$1,500.00	\$3,000.00
Salvage Fire Hydrant	EA	3.00	\$1,000.00	\$3,000.00
12" PVC Water Pipe (Restrained Joints)	LF	580.00	\$142.00	\$82,360.00
16" DIP Water	LF	10.00	\$322.00	\$3,220.00
16" PVC C900 Water Pipe (Restrained Joints)	LF	126.00	\$262.00	\$33,012.00
4' Wide Asphalt Pvmr Repair, Residential	LF	599.00	\$48.00	\$28,752.00
5' Wide Asphalt Pvmr Repair, Residential	LF	136.00	\$60.00	\$8,160.00
Asphalt Pvmr Repair Beyond Defined Width, Arterial	SY	155.00	\$108.00	\$16,740.00
30" Casing By Open Cut	LF	102.00	\$420.00	\$42,840.00
Fire Hydrant	EA	3.00	\$6,500.00	\$19,500.00
12" Gate Valve	EA	4.00	\$6,000.00	\$24,000.00
1" Water Service, Meter Reconnection	EA	3.00	\$2,500.00	\$7,500.00
1" Bored Water Service	EA	5.00	\$3,500.00	\$17,500.00
Connection to Existing 16" Water Main	EA	3.00	\$10,500.00	\$31,500.00
Connection to Existing 4"-12" Water Main 8"	EA	2.00	\$3,500.00	\$7,000.00
Connection to Existing 4"-12" Water Main 6"	EA	1.00	\$2,500.00	\$2,500.00
16" Gate Valve with Vault	EA	1.00	\$26,500.00	\$26,500.00
16" x 12" Tapping Sleeve & Valve	EA	1.00	\$24,500.00	\$24,500.00
Ductile Iron Water Fittings	TONS	4.00	\$9,500.00	\$38,000.00
Traffic Control	LS	1.00	\$6,500.00	\$6,500.00
Waterline Sterilization and Pressure Testing	LF	716.00	\$4.00	\$2,864.00
Trench Safety	LF	716.00	\$2.00	\$1,432.00
Right of Way Clearing, Restoration, and Seeding of Disturbed Areas	LF	716.00	\$10.00	\$7,160.00
Comply with TPDES Construction General Permit TXR 150000	LS	1.00	\$3,500.00	\$3,500.00
Mobilization (Change Order 1)	LS	0.50	\$7,500.00	\$3,750.00
Remove 12" Water Line (Change Order 1)	LF	(110.00)	\$40.00	(\$4,400.00)
Remove 16" Water Line (Change Order 1)	LF	(30.00)	\$60.00	(\$1,800.00)
Salvage Fire Hydrant (Change Order 1)	EA	(1.00)	\$1,000.00	(\$1,000.00)
12" WTR Pipe (PVC Restrained) (Change Order 1)	LF	412.00	\$142.00	\$58,504.00
16" DIP Water (Change Order 1)	LF	(10.00)	\$322.00	(\$3,220.00)
16" PVC C900 Water Pipe (Restrained Joints) (Change Order 1)	LF	(126.00)	\$262.00	(\$33,012.00)
30" Casing by Open Cut (Change Order 1)	LF	(102.00)	\$420.00	(\$42,840.00)
Fire Hydrant (Change Order 1)	EA	(1.00)	\$6,500.00	(\$6,500.00)
12" Gate Valve (Change Order 1)	EA	1.00	\$6,000.00	\$6,000.00
Connection to Existing 16" Water Main (Change Order 1)	EA	(2.00)	\$10,500.00	(\$21,000.00)
16" Gate Valve with Vault (Change Order 1)	EA	(1.00)	\$26,500.00	(\$26,500.00)
Ductile Iron Water Fittings (Change Order 1)	TON	(1.30)	\$9,500.00	(\$12,302.50)
Traffic Control (Change Order 1)	LS	0.50	\$6,500.00	\$3,250.00
Waterline Sterilization and Pressure Testing (Change Order 1)	LF	296.00	\$4.00	\$1,184.00
Trench Safety (Change Order 1)	LF	296.00	\$2.00	\$592.00
Right of Way Clearing, Restoration, and Seeding of Disturbed Areas (Change Order 1)	LF	296.00	\$10.00	\$2,960.00
Comply with TPDES Construction General Permit (Change Order 1)	LS	0.50	\$3,500.00	\$1,750.00
Conc Collar for Valves (Change Order 1)	EA	2.00	\$2,000.00	\$4,000.00
12" DIP PIPE (Change Order 1)	LF	20.00	\$162.00	\$3,240.00
Conn to Ex 16" WTR Main (Change Order 1)	EA	1.00	\$10,000.00	\$10,000.00
4' W Asphalt Pvmr Repair, Resid (12" WTR)	LF	435.00	\$40.00	\$17,400.00
16" x 12" Tapping Sleeve & Valve	EA	1.00	\$28,500.00	\$28,500.00
Subtotal - Water Improvements				\$443,295.50

Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
RMV 6" SS Line (Change Order 1)	LF	94.00	\$50.00	\$4,700.00
RMV 4" SS MH (Change Order 1)	EA	1.00	\$3,500.00	\$3,500.00
MH Vacuum Testing (Change Order 1)	EA	2.00	\$250.00	\$500.00
Post CCTV Inspection (Change Order 1)	LF	94.00	\$10.00	\$940.00
Bypass Pumping (Change Order 1)	LS	1.00	\$15,000.00	\$15,000.00
Trench Safety (Change Order 1)	LF	94.00	\$10.00	\$940.00
Conc Collar For MHS (Change Order 1)	EA	2.00	\$2,000.00	\$4,000.00
16" Casing by Open Cut (Change Order 1)	LF	94.00	\$420.00	\$39,480.00
8" DIP SS Pipe (W/ Protecto 401) (Change Order 1)	LF	94.00	\$186.00	\$17,484.00
Epoxy MH Liner (Change Order 1)	CF	6.44	\$435.00	\$2,801.40
4' MH - W/ CSS Encase 1' Around (Change Order 1)	EA	2.00	\$7,800.00	\$15,600.00
Traffic Control (TXDOT ROW) (Change Order 1)	LS	1.00	\$9,500.00	\$9,500.00
ROW Clear, Restore, & SEED DIST AREA (Change Order 1)	LF	110.00	\$20.00	\$2,200.00
5' W ASPHLT PVMT REPAIR, RESID (8" SS - 16" Encase) (Change Order 1)	LF	110.00	\$72.00	\$7,920.00
ASPHLT PVMT REPAIR BYND DEF WIDTH, ART (Change Order 1)	SY	61.00	\$80.00	\$4,880.00
Subtotal - Sewer Improvements				\$129,445.40
Storm Drainage Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Subtotal - Storm Drainage Improvements				\$0.00
Public Landscaping, Trails and Parks				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Subtotal - Public Landscaping, Trails and Parks				\$0.00
Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Engineering, Surveying, Staking	LS	1	\$18,890.31	\$18,890.31
Construction Materials Testing	LS	1	\$5,780.00	\$5,780.00
Erosion Control & SWPPP	LS	1	\$2,500.00	\$2,500.00
City of Fort Worth Fees	LS	1	\$29,854.47	\$29,854.47
Construction Management	%	5%	\$572,741	\$28,637
Subtotal - Other Soft and Miscellaneous Costs				\$85,661.83

SUMMARY TOTALS	
AUTHORIZED IMPROVEMENTS	
Roadway Improvements	\$1,102,524
Water Improvements	\$4,020,129
Sewer Improvements	\$1,373,311
Storm Drainage Improvements	\$59,485
Public Landscaping, Trails and Parks	\$0
Other Soft and Miscellaneous Costs	\$2,473,907
Subtotal - AUTHORIZED IMPROVEMENTS	\$9,029,356
BEAR CREEK IMPROVEMENTS	
Roadway Improvements	\$2,109,878
Water Improvements	\$329,169
Sewer Improvements	\$0
Storm Drainage Improvements	\$229,696
Public Landscaping, Trails and Parks	\$675,000
Other Soft and Miscellaneous Costs	\$367,636
Subtotal - BEAR CREEK IMPROVEMENTS	\$3,711,379
KENWOOD LONGVUE IMPROVEMENTS	
Roadway Improvements	\$0
Water Improvements	\$443,296
Sewer Improvements	\$129,445
Storm Drainage Improvements	\$0
Public Landscaping, Trails and Parks	\$0
Other Soft and Miscellaneous Costs	\$85,662
Subtotal - KENWOOD LONGVUE IMPROVEMENTS	\$658,403
TOTAL - IMPROVEMENT AREA #4	
Roadway Improvements	\$3,212,402
Water Improvements	\$4,792,594
Sewer Improvements	\$1,502,756
Storm Drainage Improvements	\$289,181
Public Landscaping, Trails and Parks	\$675,000
Other Soft and Miscellaneous Costs	\$2,927,205
TOTAL - IMPROVEMENT AREA #4	\$13,399,137

NON-AUTHORIZED IMPROVEMENTS - MAVERICK, IMPROVEMENT AREA #4

RESIDENTIAL IMPROVEMENTS

Excavation Improvements

Item Description	Unit	Quantity	Unit Price	Total Item Cost
Clearing & Grubbing	AC	602.00	\$800.00	\$481,600.00
Unclassified Excavation	CY	2,617,760.00	\$4.75	\$12,434,360.00
Rough Lot Grading	LOT	133.00	\$600.00	\$79,800.00

Subtotal - Excavation Improvements \$12,995,760.00

Roadway Improvements

Item Description	Unit	Quantity	Unit Price	Total Item Cost
2" Type D HMAC with 4" Type B HMAC	SY	40,460.00	\$62.00	\$2,508,520.00
Mountable Concrete Curb and 2' Gutter	LF	29,169.00	\$30.00	\$875,070.00
Mountable Concrete Curb and 4' Gutter	LF	5,994.00	\$40.00	\$239,760.00
6" Lime Stabilized Subgrade	SY	68,689.00	\$4.00	\$274,756.00
Hydrated Lime (32#/SY)	TON	1,099.00	\$275.00	\$302,225.00
6' Concrete Sidewalk	SF	53,401.00	\$4.25	\$226,954.25
12' Concrete Sidewalk	SF	38,897.00	\$4.25	\$165,312.25
6'-12' Transition Sidewalk	SF	3,800.00	\$4.25	\$16,150.00
Pavement Header (24')	EA	1.00	\$800.00	\$800.00
End of Road Barricade	EA	1.00	\$1,000.00	\$1,000.00
Stop Sign with Street Name Blades (R1-1)	EA	14.00	\$1,000.00	\$14,000.00
Mount Concrete Curb & 2' Gutter (Change Order 1)	LF	(29,169.00)	\$30.00	(\$875,070.00)
Mount Concrete Curb & 4' Gutter (Change Order 1)	LF	(5,994.00)	\$40.00	(\$239,760.00)
Sidewalk (Change Order 1)	SF	(53,401.00)	\$4.25	(\$226,954.25)
Texcon (Change Order 2)	LS	1.00	\$2,035,219.16	\$2,035,219.16
Crossings (Change Order 3)	LS	1.00	\$139,684.30	\$139,684.30

Subtotal - Roadway Improvements \$5,457,666.71

Water Improvements

Item Description	Unit	Quantity	Unit Price	Total Item Cost
Trench Safety	LF	17,043.00	\$1.00	\$17,043.00
8" PVC Water Pipe	LF	16,983.00	\$56.00	\$951,048.00
8" DIP Water	LF	60.00	\$66.00	\$3,960.00
Fire Hydrant (Assembly)	EA	30.00	\$7,200.00	\$216,000.00
1" Water Service	EA	133.00	\$1,300.00	\$172,900.00
8" Gate Valve	EA	53.00	\$2,500.00	\$132,500.00
Ductile Iron Water Fittings w/ Restraint	TON	8.83	\$9,500.00	\$83,913.50
8" Water Lowering	EA	36.00	\$5,500.00	\$198,000.00
20" Casing By Open Cut	LF	60.00	\$320.00	\$19,200.00
Water Testing (Excluding Geotech)	LF	17,043.00	\$1.00	\$17,043.00
Trench Safety (Change Order 1)	LF	(204.00)	\$1.00	(\$204.00)
8" PVC Water Pipe (Change Order 1)	LF	87.00	\$56.00	\$4,872.00
Ductile Iron Water Fittings w/ Restraint (Change Order 1)	TON	(0.20)	\$9,500.00	(\$2,090.00)
8" Water Lowering (Change Order 1)	EA	2.00	\$5,500.00	\$11,000.00
20" Casing By Open Cut (Change Order 1)	EA	21.00	\$320.00	\$6,720.00
Water Testing (Excluding Geotech) (Change Order 1)	LF	(204.00)	\$1.00	(\$204.00)
Services (Change Order 2)	LS	1.00	\$150,000.00	\$150,000.00

Subtotal - Water Improvements \$1,981,701.50

Sewer Improvements

Item Description	Unit	Quantity	Unit Price	Total Item Cost
Post-CCTV Inspection	LF	17,076.00	\$4.00	\$68,304.00
Manhole Vacuum Testing	EA	128.00	\$200.00	\$25,600.00
Trench Safety	LF	17,076.00	\$4.00	\$68,304.00
Trench Water Stops	EA	47.00	\$250.00	\$11,750.00
4" Sewer Service	EA	133.00	\$950.00	\$126,350.00
8" Sewer Pipe (SDR-26, ASTM D3034)	LF	16,358.00	\$104.00	\$1,701,232.00
8" DIP Sewer Pipe	LF	87.00	\$144.00	\$12,528.00
20" Casing By Open Cut	LF	25.00	\$320.00	\$8,000.00
8" Sewer Pipe, CSS Backfill	LF	631.00	\$124.00	\$78,244.00
4' Manhole	EA	119.00	\$6,800.00	\$809,200.00
4' Drop Manhole	EA	9.00	\$7,800.00	\$70,200.00

Concrete Collar for Manhole	EA	128.00	\$600.00	\$76,800.00
4' Extra Depth Manhole	VF	588.30	\$250.00	\$147,075.00
Epoxy Manhole Liner	VF	614.00	\$485.00	\$297,790.00
4' Extra Depth Manhole (Change Order 1)	VF	(14.00)	\$250.00	(\$3,500.00)
Epoxy Manhole Liner (Change Order 1)	VF	(122.40)	\$485.00	(\$59,364.00)
Deep Trench Deduct (Change Order 1)	LS	(1.00)	\$78,000.00	(\$78,000.00)
Services (Change Order 2)	LS	1.00	\$150,000.00	\$150,000.00
Subtotal - Sewer Improvements				\$3,510,513.00

Storm Drainage Improvements

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Trench Safety	LF	15,445.00	\$2.00	\$30,890.00
Post-CCTV Inspection	LF	15,445.00	\$2.00	\$30,890.00
18" RCP, Class III	LF	1,112.00	\$65.00	\$72,280.00
21" RCP, Class III	LF	1,628.00	\$75.00	\$122,100.00
24" RCP, Class III	LF	1,722.00	\$85.00	\$146,370.00
27" RCP, Class III	LF	727.00	\$105.00	\$76,335.00
30" RCP, Class III	LF	1,805.00	\$115.00	\$207,575.00
36" RCP, Class III	LF	1,862.00	\$160.00	\$297,920.00
42" RCP, Class III	LF	1,284.00	\$200.00	\$256,800.00
48" RCP, Class III	LF	1,220.00	\$235.00	\$286,700.00
60" RCP, Class III	LF	230.00	\$310.00	\$71,300.00
66" RCP, Class III	LF	500.00	\$390.00	\$195,000.00
4' Storm Junction Box	EA	33.00	\$5,500.00	\$181,500.00
5' Storm Junction Box	EA	11.00	\$11,500.00	\$126,500.00
6' Storm Junction Box	EA	4.00	\$19,500.00	\$78,000.00
10' Curb Inlet	EA	36.00	\$4,000.00	\$144,000.00
15' Curb Inlet	EA	2.00	\$5,000.00	\$10,000.00
12" RCP, Class III	LF	3,355.00	\$55.00	\$184,525.00
5' Curb Inlet	EA	21.00	\$3,000.00	\$63,000.00
12" Rock Riprap	SY	155.00	\$125.00	\$19,375.00
12" 4:1 Sloped End Headwall	EA	1.00	\$2,500.00	\$2,500.00
42" 4:1 Sloped End Headwall	EA	1.00	\$8,500.00	\$8,500.00
66" 4:1 Sloped End Wingwall	EA	1.00	\$12,500.00	\$12,500.00
Trench Safety (Change Order 1)	LF	(168.00)	\$2.00	(\$336.00)
Post-CCTV Inspection (Change Order 1)	LF	(168.00)	\$2.00	(\$336.00)
12" RCP CL III (Change Order 1)	LF	(145.00)	\$55.00	(\$7,975.00)
15" HP (Change Order 1)	LF	10.00	\$60.00	\$600.00
15" RCP CL III (Change Order 1)	LF	28.00	\$60.00	\$1,680.00
18" HP (Change Order 1)	LF	10.00	\$65.00	\$650.00
18" RCP CL III (Change Order 1)	LF	(52.00)	\$65.00	(\$3,380.00)
21" HP (Change Order 1)	LF	10.00	\$75.00	\$750.00
21" RCP CL III (Change Order 1)	LF	1,111.00	\$75.00	\$83,325.00
24" HP (Change Order 1)	LF	10.00	\$85.00	\$850.00
24" RCP CL III (Change Order 1)	LF	(1,224.00)	\$85.00	(\$104,040.00)
27" RCP CL III (Change Order 1)	LF	678.00	\$105.00	\$71,190.00
30" HP (Change Order 1)	LF	18.00	\$115.00	\$2,070.00
30" RCP CL III (Change Order 1)	LF	(1,043.00)	\$115.00	(\$119,945.00)
33" RCP CL III (Change Order 1)	LF	486.00	\$130.00	\$63,180.00
36" RCP CL III (Change Order 1)	LF	467.00	\$160.00	\$74,720.00
42" HP (Change Order 1)	LF	592.00	\$200.00	\$118,400.00
42" RCP CL III (Change Order 1)	LF	(666.00)	\$200.00	(\$133,200.00)
48" HP (Change Order 1)	LF	692.00	\$235.00	\$162,620.00
48" RCP CL III (Change Order 1)	LF	(1,205.00)	\$235.00	(\$283,175.00)
54" HP (Upsize to 60") (Change Order 1)	LF	680.00	\$310.00	\$210,800.00
60" HP (Change Order 1)	LF	105.00	\$310.00	\$32,550.00
60" RCP CL III (Change Order 1)	LF	(230.00)	\$310.00	(\$71,300.00)
66" RCP CL III (Change Order 1)	LF	(500.00)	\$390.00	(\$195,000.00)
4' SD Junction Box (Change Order 1)	LF	(1.00)	\$5,500.00	(\$5,500.00)
5' SD Junction Box (Change Order 1)	LF	(4.00)	\$11,500.00	(\$46,000.00)
6' SD Junction Box (Change Order 1)	LF	(1.00)	\$19,500.00	(\$19,500.00)
5' Curb Inlet (Change Order 1)	EA	(2.00)	\$3,000.00	(\$6,000.00)
10' Curb Inlet (Change Order 1)	EA	2.00	\$4,000.00	\$8,000.00
15' Curb Inlet (Change Order 1)	EA	(2.00)	\$5,000.00	(\$10,000.00)
12" Rip Rap (Change Order 1)	SY	151.00	\$125.00	\$18,875.00
12 4:1 Sloped Headwall (Change Order 1)	EA	-	\$2,500.00	\$0.00

27 4:1 Sloped Headwall (Change Order 1)	EA	1.00	\$4,500.00	\$4,500.00
36 4:1 Sloped Headwall (Change Order 1)	EA	1.00	\$5,500.00	\$5,500.00
42 4:1 Sloped Headwall (Change Order 1)	EA	-	\$8,500.00	\$0.00
54 4:1 Sloped Headwall (Change Order 1)	EA	1.00	\$10,500.00	\$10,500.00
66 4:1 Sloped Headwall (Change Order 1)	EA	(1.00)	\$12,500.00	(\$12,500.00)
Subtotal - Storm Drainage Improvements				\$2,477,133.00
Public Landscaping, Trails and Parks				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Private Landscaping Allowance	LS	1	\$2,500,000.00	\$2,500,000.00
Subtotal - Public Landscaping, Trails and Parks				\$2,500,000.00
Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Engineering & Surveying	LS	1	\$2,297,850.00	\$2,297,850.00
Construction Materials Testing	LS	1	\$150,000.00	\$150,000.00
Erosion Control & SWPPP	LS	1	\$100,000.00	\$100,000.00
City of Fort Worth Fees	LS	1	\$463,965.43	\$463,965.43
Construction Management Fee	%	5%	\$28,922,774.21	\$1,446,138.71
Contingency	%	10%	\$28,922,774.21	\$2,892,277.42
Subtotal - Other Soft and Miscellaneous Costs				\$7,350,231.57
SUMMARY TOTALS				
RESIDENTIAL IMPROVEMENTS				
Excavation Improvements				\$12,995,760
Roadway Improvements				\$5,457,667
Water Improvements				\$1,981,702
Sewer Improvements				\$3,510,513
Storm Drainage Improvements				\$2,477,133
Public Landscaping, Trails and Parks				\$2,500,000
Other Soft and Miscellaneous Costs				\$7,350,232
Subtotal - RESIDENTIAL IMPROVEMENTS				\$36,273,006
TOTAL - IMPROVEMENT AREA #4				
Excavation Improvements				\$12,995,760
Roadway Improvements				\$5,457,667
Water Improvements				\$1,981,702
Sewer Improvements				\$3,510,513
Storm Drainage Improvements				\$2,477,133
Public Landscaping, Trails and Parks				\$2,500,000
Other Soft and Miscellaneous Costs				\$7,350,232
TOTAL - IMPROVEMENT AREA #4				\$36,273,006

February 26, 2026

Re: Engineer's Report
Maverick Phase 1
Fort Worth, Texas

Maverick is a proposed single-family development anticipated to include approximately 500 residential lots in Fort Worth, Texas. Phase 1 is comprised of 136 residential lots, and is currently under construction. The proposed authorized infrastructure improvements associated with Phase 1 of the development are shown in the attached exhibits. A quantity takeoff and associated construction cost summary has been prepared based on executed contractor bids, and construction costs associated with authorized improvements have been quantified. Authorized Improvements are categorized as any public utility infrastructure (public drainage and public water and sanitary sewer lines greater than 8" in diameter) serving Maverick Phase 1 and commercial, improvements associated with Bear Creek Parkway (a City of Fort Worth MTP arterial roadway), a new signalized intersection at Bear Creek Parkway and Highway 377, a TxDOT driveway, deceleration lane and related improvements, and improvements associated with Kenwood Longvue (an off site water project required to provide adequate water capacity to serve Maverick Phase 1). All Authorized Improvements are necessary in order to provide utilities and access to Maverick Phase 1 residential lots.



Jamie Shelton
02.26.2026

Improvement Area #4 Improvements

AUTHORIZED IMPROVEMENTS	Ventana-Phase 8 (IA #5)
ROADWAY IMPROVEMENTS	\$1,219,985
WATER IMPROVEMENTS	\$468,315
SEWER IMPROVEMENTS	\$1,002,254
STORM DRAINAGE IMPROVEMENTS	\$1,519,981
PUBLIC LANDSCAPING, TRAILS AND PARKS	\$147,696
OTHER SOFT AND MISCELLANEOUS COSTS	\$1,071,497
TOTAL AUTHORIZED IMPROVEMENTS	\$5,429,728
# OF LOTS	277
PID ELIGIBLE COSTS PER LOT	\$19,602

AUTHORIZED IMPROVEMENTS - VENTANA PHASE 8, IMPROVEMENT AREA #5

RESIDENTIAL IMPROVEMENTS

Storm Drainage Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Post-CCTV Inspection of Storm Drain	LF	574.00	\$4.00	\$2,296.00
Trench Safety	LF	574.00	\$2.00	\$1,148.00
21" RCP, Class III	LF	226.00	\$85.00	\$19,210.00
24" RCP, Class III	LF	348.00	\$95.00	\$33,060.00
10' Curb Inlet	EA	5.00	\$4,600.00	\$23,000.00
15' Curb Inlet	EA	7.00	\$5,600.00	\$39,200.00
Convert 4'X4' Drop Inlet into 4' Square Manhole	EA	2.00	\$6,500.00	\$13,000.00
Remove 4'X4' Drop Inlet	EA	3.00	\$2,500.00	\$7,500.00
Inlet Protection	EA	12.00	\$250.00	\$3,000.00
Post-CCTV Inspection of Storm Drain	LF	4,274.00	\$4.00	\$17,096.00
Trench Safety	LF	4,274.00	\$2.00	\$8,548.00
21" RCP, Class III	LF	509.00	\$75.00	\$38,175.00
24" RCP, Class III	LF	1,151.00	\$85.00	\$97,835.00
27" RCP, Class III	LF	287.00	\$105.00	\$30,135.00
30" RCP, Class III	LF	333.00	\$115.00	\$38,295.00
36" RCP, Class III	LF	993.00	\$160.00	\$158,880.00
42" RCP, Class III	LF	299.00	\$200.00	\$59,800.00
48" RCP, Class III	LF	15.00	\$235.00	\$3,525.00
54" RCP, Class III	LF	349.00	\$285.00	\$99,465.00
4' Storm Junction Box	EA	6.00	\$7,500.00	\$45,000.00
5' Storm Junction Box	EA	5.00	\$7,928.57	\$39,642.85
4' Stacked Manhole	EA	2.00	\$15,000.00	\$30,000.00
6' Storm Junction Box	EA	2.00	\$10,500.00	\$21,000.00
10' Curb Inlet	EA	23.00	\$4,000.00	\$92,000.00
15' Curb Inlet	EA	5.00	\$5,000.00	\$25,000.00
Dual 3x3 MBC	LF	338.00	\$560.00	\$189,280.00
12'-10" X 6' Junction Box	EA	1.00	\$28,500.00	\$28,500.00
12'-10" X 10'-6" Junction Box	EA	1.00	\$50,500.00	\$50,500.00
24" 4:1 Sloped End HW	EA	1.00	\$3,500.00	\$3,500.00
30" 4:1 Sloped End HW	EA	1.00	\$4,500.00	\$4,500.00
Dual 3'x3' 4:1 Sloped End HW	EA	1.00	\$18,500.00	\$18,500.00
36" 4:1 Sloped End HW	EA	1.00	\$6,500.00	\$6,500.00
42" 4:1 Sloped End HW	EA	1.00	\$8,500.00	\$8,500.00
12" Large Stone Type "A" Dry Rip Rap	SY	283.00	\$165.00	\$46,695.00
Subtotal - Storm Drainage Improvements				\$1,309,285.85

Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Drainage Easements	LS	1.00	\$55,605.31	\$55,605.31
Subtotal - Storm Drainage Improvements				\$55,605.31

AUTHORIZED IMPROVEMENTS

Water Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
12" Waterline Lowering	EA	1.00	\$6,500.00	\$6,500.00
Trench Safety	LF	2,130.00	\$2.00	\$4,260.00
Ductile Iron Water Fittings w/ Restraint	TON	3.77	\$10,500.00	\$39,585.00
12" Water Pipe	LF	1,315.00	\$102.00	\$134,130.00
12" DIP Water	LF	73.00	\$112.00	\$8,176.00
12" DIP Water, CLSM Backfill	LF	64.00	\$142.00	\$9,088.00
16" Water Pipe	LF	577.00	\$122.00	\$70,394.00
16" DIP Water	LF	41.00	\$182.00	\$7,462.00

16" DIP Water, CLSM Backfill	LF	60.00	\$212.00	\$12,720.00
Fire Hydrant	EA	2.00	\$7,500.00	\$15,000.00
12" Gate Valve	EA	6.00	\$4,500.00	\$27,000.00
16" Gate Valve w/ Vault	EA	3.00	\$28,500.00	\$85,500.00
2" Combination Air Valve Assembly for Water	EA	1.00	\$14,500.00	\$14,500.00
Connection to Existing 4"-12" Water Main	EA	1.00	\$1,000.00	\$1,000.00
1" Irrigation Service	EA	2.00	\$1,500.00	\$3,000.00
16" Waterline Lowering	EA	4.00	\$7,500.00	\$30,000.00
Subtotal - Water Improvements				\$468,315.00

Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Post-CCTV Inspection	LF	1,961.00	\$4.00	\$7,844.00
Final MH-CCTV Inspection	EA	12.00	\$400.00	\$4,800.00
Manhole Vacuum Testing	EA	12.00	\$200.00	\$2,400.00
Trench Safety	LF	1,961.00	\$2.00	\$3,922.00
Concrete Collar for Manhole	EA	5.00	\$1,500.00	\$7,500.00
Trench Water Stops	EA	7.00	\$350.00	\$2,450.00
30" Casing By Open Cut	LF	20.00	\$380.00	\$7,600.00
16" Sewer Carrier Pipe	LF	20.00	\$258.00	\$5,160.00
15" Sewer Pipe	LF	1,771.00	\$178.00	\$315,238.00
15" Sewer Pipe, CSS Backfill	LF	150.00	\$208.00	\$31,200.00
16" DIP Sewer	LF	20.00	\$258.00	\$5,160.00
Epoxy Manhole Liner	VF	142.00	\$485.00	\$68,870.00
4' Manhole	EA	8.00	\$4,800.00	\$38,400.00
4' Extra Depth Manhole	VF	70.00	\$225.00	\$15,750.00
4' Manhole W/ Hydraulic Slide	EA	4.00	\$6,800.00	\$27,200.00
Connect to Existing 15" Sewer Stub	EA	1.00	\$5,500.00	\$5,500.00
End and Plug 15" PVC	EA	1.00	\$2,000.00	\$2,000.00
Subtotal - Sewer Improvements				\$550,994.00

Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Preliminary Plat Application Fee	LS	1.00	\$1,767.21	\$1,767.21
SWFMA-25-0031 Application Fee	LS	1.00	\$714.37	\$714.37
Final Plat Application Fee	LS	1.00	\$3,375.83	\$3,375.83
IPRC Review Fee	LS	1.00	\$15,895.80	\$15,895.80
IPRC Inspection Fees	LS	1.00	\$58,882.74	\$58,882.74
Engineering/Surveying	LS	1.00	\$300,469.32	\$300,469.32
Final Geotechnical Report & Testing	LS	1.00	\$26,894.27	\$26,894.27
Subtotal - Other Soft and Miscellaneous Costs				\$407,999.54

ORCHARD WAY				
Roadway Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Clearing & Grubbing	ACRE	2.40	\$725.00	\$1,740.00
Unclassified Excavation	CY	12,649.00	\$3.20	\$40,476.80
Erosion Control	LS	1.00	\$3,196.95	\$3,196.95
Retaining Walls	LS	1.00	\$321,261.00	\$321,261.00
Hydrated Lime (32 lbs/sy for Residential & 42 lbs/sy for Orchard Way)	TON	156.70	\$275.00	\$43,092.50
6" Lime Treatment	SY	177.00	\$4.00	\$708.00
8" Lime Treatment	SY	7,326.00	\$5.00	\$36,630.00
6" Conc Pvmt	SY	176.00	\$62.00	\$10,912.00
4" Conc Sidewalk	SF	17,490.00	\$4.25	\$74,332.50
Barrier Free Ramp, Type P-1	EA	8.00	\$2,400.00	\$19,200.00
Topsoil	CY	322.00	\$28.00	\$9,016.00
Block Sod Placement	SY	1,934.00	\$8.00	\$15,472.00
7.5" Conc Pvmt	SY	6,950.00	\$78.00	\$542,100.00
Construct Type III Barricade	EA	1.00	\$800.00	\$800.00
Construct Std. Pvmt Header	LF	37.00	\$25.00	\$925.00
Remove Barricade and Connect to Existing Pavement Header	EA	1.00	\$1,000.00	\$1,000.00

2" CONDT PVC SCH 80 (T)	LF	1,714.00	\$15.00	\$25,710.00
Install Type 33B Arm	EA	9.00	\$600.00	\$5,400.00
Furnish/Install 120-240 Volt Single Phase Metered Pedestal	EA	1.00	\$10,500.00	\$10,500.00
Rdwy Illum Assembly TY 8,11,D-25, and D-30	EA	9.00	\$2,500.00	\$22,500.00
R2	EA	9.00	\$750.00	\$6,750.00
Rdwy Illum Foundation TY 1,2, and 4	EA	9.00	\$1,200.00	\$10,800.00
NO 2 Insulated Elec Condr	LF	1,714.00	\$8.00	\$13,712.00
Type B Ground Box W/ Apron	EA	5.00	\$750.00	\$3,750.00
Subtotal - Roadway Improvements				\$1,219,984.75

Storm Drainage Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Post-CCTV Inspection of Storm Drain	LF	1,108.00	\$4.00	\$4,432.00
Trench Safety	LF	1,108.00	\$2.00	\$2,216.00
21" RCP, Class III	LF	215.00	\$75.00	\$16,125.00
24" RCP, Class III	LF	174.00	\$85.00	\$14,790.00
30" RCP, Class III	LF	67.00	\$115.00	\$7,705.00
36" RCP, Class III	LF	652.00	\$160.00	\$104,320.00
4' Storm Junction Box	EA	1.00	\$5,500.00	\$5,500.00
5' Storm Junction Box	EA	2.00	\$7,928.57	\$15,857.14
10' Curb Inlet	EA	6.00	\$4,000.00	\$24,000.00
4' X 4' Drop Inlet	EA	3.00	\$4,500.00	\$13,500.00
Inlet Protection	EA	9.00	\$250.00	\$2,250.00
Subtotal - Storm Drainage Improvements				\$210,695.14

Public Landscaping, Trails and Parks				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Sod	SF	81,194.40	\$0.70	\$56,836.08
Fine Grade	SF	81,194.40	\$0.05	\$4,059.72
Trees	EA	64.00	\$700.00	\$44,800.00
Permits and Inspection, Design	EA	1.00	\$7,000.00	\$7,000.00
Irrigation	LS	1.00	\$35,000.00	\$35,000.00
Subtotal - Public Landscaping, Trails and Parks				\$147,695.80

LIFT STATION PHASE 2 UPGRADES				
Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Piping and Valve Submittals	LS	1.00	\$10,000.00	\$10,000.00
Mobilization	LS	1.00	\$10,000.00	\$10,000.00
Bonds	LS	1.00	\$15,000.00	\$15,000.00
Valve Procurement	LS	1.00	\$10,000.00	\$10,000.00
Discharge Piping Installation	LS	1.00	\$18,891.00	\$18,891.00
Lift Station and Vault Piping and Valve Installation	LS	1.00	\$20,000.00	\$20,000.00
Pump Submittals	LS	1.00	\$10,000.00	\$10,000.00
Pump Procurement	LS	1.00	\$41,107.00	\$41,107.00
Air Release Valve and Piping Installation	LS	1.00	\$10,000.00	\$10,000.00
Swing Check Valve Installation	LS	1.00	\$15,000.00	\$15,000.00
Riser Discharge Piping Installation	LS	1.00	\$15,000.00	\$15,000.00
Gate Valve Installation	LS	1.00	\$15,000.00	\$15,000.00
Pump 2 Propeller Installation	LS	1.00	\$16,532.00	\$16,532.00
Pump 3 Propeller Installation	LS	1.00	\$16,532.00	\$16,532.00
Completion of All Electrical Submittals	LS	1.00	\$20,000.00	\$20,000.00
Electrical and Controls Installation	LS	1.00	\$79,368.00	\$79,368.00
Bypass Pump Submittal	LS	1.00	\$10,000.00	\$10,000.00
Bypass Pump Mobilization	LS	1.00	\$15,000.00	\$15,000.00
Bypass Installation	LS	1.00	\$25,000.00	\$25,000.00
Bypass Pump Schedule Days	Days	12.00	\$4,080.83	\$48,969.96
Bypass Pump Monitoring	Days	12.00	\$2,488.34	\$29,860.08
Subtotal - Sewer Improvements				\$451,260.04
Other Soft Costs and Miscellaneous Items				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
IPRC Application Fee	LS	1.00	\$1,000.00	\$1,000.00
CFA Application Fee	LS	1.00	\$2,508.75	\$2,508.75
IPRC Inspection Fees	LS	1.00	\$75,937.50	\$75,937.50
Engineering/Surveying	LS	1.00	\$65,000.00	\$65,000.00
Subtotal - Sewer Improvements				\$144,446.25

SUMMARY TOTALS	
RESIDENTIAL IMPROVEMENTS	
Storm Drainage Improvements	\$1,309,286
Other Soft and Miscellaneous Costs	\$55,605
Subtotal - RESIDENTIAL IMPROVEMENTS	\$1,364,891
AUTHORIZED IMPROVEMENTS	
Water Improvements	\$468,315
Sewer Improvements	\$550,994
Other Soft and Miscellaneous Costs	\$408,000
Subtotal - AUTHORIZED IMPROVEMENTS	\$1,427,309
ORCHARD WAY	
Roadway Improvements	\$1,219,985
Storm Drainage Improvements	\$210,695
Public Landscaping, Trails and Parks	\$147,696
Subtotal - ORCHARD WAY	\$1,578,376
LIFT STATION PHASE 2 UPGRADES	
Sewer Improvements	\$451,260
Other Soft and Miscellaneous Costs	\$144,446
Subtotal - LIFT STATION PHASE 2 UPGRADES	\$595,706
TOTAL - IMPROVEMENT AREA #5	
Roadway Improvements	\$1,219,985
Water Improvements	\$468,315
Sewer Improvements	\$1,002,254
Storm Drainage Improvements	\$1,519,981
Public Landscaping, Trails and Parks	\$147,696
Other Soft and Miscellaneous Costs	\$608,051
TOTAL - IMPROVEMENT AREA #5	\$4,966,282

NON-AUTHORIZED IMPROVEMENTS - VENTANA PHASE 8, IMPROVEMENT AREA #5

RESIDENTIAL IMPROVEMENTS				
Grading Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
8A				
CLEARING AND GRUBBING	ACRE	20.90	\$750.00	\$15,675.00
UNCLASSIFIED EXCAVATION	CY	25,507.05	\$3.95	\$100,752.85
ROUGH LOT GRADING	LOT	95.00	\$250.00	\$23,750.00
FINAL LOT GRADING	LOT	95.00	\$250.00	\$23,750.00
MOISTURE CONDITIONING (40'X75' PAD) - 4 FEET DEEP	LOT	33.00	\$1,200.00	\$39,600.00
MOISTURE CONDITIONING (40'X75' PAD) - 8 FEET DEEP	LOT	7.00	\$3,780.00	\$26,460.00
MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)	LOT	40.00	\$300.00	\$12,000.00
8B				
CLEARING AND GRUBBING	ACRE	43.90	\$725.00	\$31,827.50
UNCLASSIFIED EXCAVATION IN 8B	CY	48,532.07	\$3.20	\$155,302.62
UNCLASSIFIED EXCAVATION CUT FROM 8A	CY	252,081.44	\$3.95	\$995,721.69
FINAL LOT GRADING	LOT	182.00	\$250.00	\$45,500.00
MOISTURE CONDITIONING (30'x75' PAD) - 4 FEET DEEP	LOT	27.00	\$950.00	\$25,650.00
MOISTURE CONDITIONING (40'x75' PAD) - 6 FEET DEEP	LOT	38.00	\$1,200.00	\$45,600.00
MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP	LOT	25.00	\$1,500.00	\$37,500.00
MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP	LOT	10.00	\$1,850.00	\$18,500.00
MOISTURE CONDITIONING (60'x80' PAD) - 6 FEET DEEP	LOT	8.00	\$3,000.00	\$24,000.00
MOISTURE CONDITIONING (60'x80' PAD) - 8 FEET DEEP	LOT	9.00	\$5,600.00	\$50,400.00
MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)	LOT	126.00	\$300.00	\$37,800.00
MOISTURE CONDITIONING (30'x75' PAD) - 4 FEET DEEP	LOT	(27.00)	\$950.00	(\$25,650.00)
MOISTURE CONDITIONING (40'x75' PAD) - 6 FEET DEEP	LOT	(38.00)	\$1,200.00	(\$45,600.00)
MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP	LOT	(19.00)	\$1,500.00	(\$28,500.00)
MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP	LOT	(10.00)	\$1,850.00	(\$18,500.00)
MOISTURE CONDITIONING (50'x75' PAD) - 6 FEET DEEP	LOT	(9.00)	\$2,800.00	(\$25,200.00)
MOISTURE CONDITIONING (60'x80' PAD) - 6 FEET DEEP	LOT	(4.00)	\$3,000.00	(\$12,000.00)
MOISTURE CONDITIONING (50'x75' PAD) - 8 FEET DEEP	LOT	6.00	\$4,500.00	\$27,000.00
MOISTURE CONDITIONING (60'x80' PAD) - 8 FEET DEEP	LOT	3.00	\$5,600.00	\$16,800.00
MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)	LOT	(104.00)	\$300.00	(\$31,200.00)
MOISTURE CONDITIONING (50'x75' PAD) - 4 FEET DEEP (PREV CUT)	LOT	9.00	\$1,500.00	\$13,500.00
MOISTURE CONDITIONING (60'x80' PAD) - 4 FEET DEEP (PREV CUT)	LOT	6.00	\$1,850.00	\$11,100.00
MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS)	LOT	65.00	\$250.00	\$16,250.00
MOISTURE CONDITIONING POLY (6 TO 8 MIL THICKNESS) (PREV CUT)	LOT	5.00	\$300.00	\$1,500.00
EROSION CONTROL	EA	1.00	\$82,424.86	\$82,424.86
Subtotal - Grading Improvements				\$1,762,414.52
Roadway Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
8A				
3211.0400 Hydrated Lime (32 lbs/sy for Residential)	TON	157.00	\$285.00	\$44,745.00
3211.0501 6" Lime Treatment	SY	9,810.00	\$4.00	\$39,240.00
3213.0101 6" Conc Pvmt	SY	9,182.00	\$62.00	\$569,284.00
3213.0301 4" Conc Sidewalk (Developer)	SF	950.00	\$4.50	\$4,275.00
3213.0506 Barrier Free Ramp, Type P-1	EA	2.00	\$2,400.00	\$4,800.00
3291.0100 Topsoil	CY	12.00	\$28.00	\$336.00
3292.0100 Block Sod Placement	SY	71.00	\$8.00	\$568.00
9999.0006 Remove Barricade and Connect to Existing Pavement Header	EA	5.00	\$1,000.00	\$5,000.00
9999.0007 Stop Signs	EA	6.00	\$850.00	\$5,100.00
9999.0008 Street Name Blade Pair	EA	6.00	\$250.00	\$1,500.00
2605.3015 2" CONDT PVC SCH 80 (T)	LF	670.00	\$15.00	\$10,050.00
3441.1410 NO 10 Insulated Elec Condr	LF	670.00	\$6.00	\$4,020.00
3441.1633 Install Type 33B Arm	EA	14.00	\$600.00	\$8,400.00
3441.3002 Rdwy Illum Assembly TY 8,11,D-25, and D-30	LF	14.00	\$2,500.00	\$35,000.00
3441.3201 LED Lighting Fixture (50W)	EA	14.00	\$750.00	\$10,500.00
3441.3301 Rdwy Illum Foundation TY 1,2, and 4	EA	14.00	\$1,200.00	\$16,800.00

8B				
3211.0400 Hydrated Lime(32 lbs/sy for Residential)	TON	388.30	\$285.00	\$110,665.50
3211.0111 4" Flexible Base, Type A, GR-1	SY	795.00	\$16.00	\$12,720.00
3211.0501 6" Lime Treatment	SY	24,270.00	\$4.00	\$97,080.00
3213.0101 6" Conc Pvmt	SY	23,550.00	\$62.00	\$1,460,100.00
3213.0301 4" Conc Sidewalk	SF	5,604.00	\$4.25	\$23,817.00
3213.0506 Barrier Free Ramp, Type P-1	EA	14.00	\$2,400.00	\$33,600.00
3291.0100 Topsoil	CY	98.00	\$28.00	\$2,744.00
3292.0100 Block Sod Placement	SY	590.00	\$8.00	\$4,720.00
9999.0020 Construct Type III Barricade	EA	2.00	\$800.00	\$1,600.00
9999.0021 Construct Std. Pvmt Header	LF	58.00	\$25.00	\$1,450.00
9999.0022 Remove Barricade and Connect to Existing Pavement Header	EA	3.00	\$1,000.00	\$3,000.00
9999.0023 Stop Signs	EA	9.00	\$850.00	\$7,650.00
9999.0024 Street Name Blade Pair	EA	10.00	\$250.00	\$2,500.00
9999.0025 Street Sign Pole	EA	10.00	\$300.00	\$3,000.00
Maintenance Bond	LS	1.00	\$0.00	\$0.00
2605.3015 2" CONDT PVC SCH 80 (T)	LF	1,879.00	\$15.00	\$28,185.00
3441.1633 Install Type 33B Arm	EA	39.00	\$600.00	\$23,400.00
3441.3002 Rdwy Illum Assembly TY 8,11,D-25, and D-30	EA	39.00	\$2,500.00	\$97,500.00
R2	EA	35.00	\$750.00	\$26,250.00
3441.3301 Rdwy Illum Foundation TY 1,2, and 4	EA	39.00	\$1,200.00	\$46,800.00
R4	LF	4.00	\$950.00	\$3,800.00
3441.1410 NO 10 Insulated Elec Condr	LF	1,879.00	\$6.00	\$11,274.00
Subtotal - Roadway Improvements				\$2,763,273.50
Retaining Wall Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
8A Retaining Walls	LS	1.00	\$708,179.00	\$708,179.00
8B Retaining Walls	LS	1.00	\$1,065,858.00	\$1,065,858.00
Subtotal - Retaining Wall Improvements				\$1,065,858.00
Water Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
8A				
8" Waterline Lowering	EA	4.00	\$5,500.00	\$22,000.00
Trench Safety	LF	2,802.00	\$2.00	\$5,604.00
Ductile Iron Water Fittings w/ Restraint	TON	0.92	\$9,500.00	\$8,721.00
8" Water Pipe	LF	2,728.00	\$56.00	\$152,768.00
8" DIP Water, CLSM Backfill	LF	74.00	\$86.00	\$6,364.00
Fire Hydrant	EA	4.00	\$7,500.00	\$30,000.00
2" Combination Air Valve Assembly for Water	EA	3.00	\$12,500.00	\$37,500.00
1" Water Service	EA	95.00	\$1,200.00	\$114,000.00
8" Gate Valve	EA	6.00	\$2,500.00	\$15,000.00
Connection to Existing 4"-12" Water Main	EA	5.00	\$1,000.00	\$5,000.00
1" Irrigation Service	EA	1.00	\$1,500.00	\$1,500.00
8B				
20" Casing By Open Cut	LF	78.00	\$320.00	\$24,960.00
8" Waterline Lowering	EA	18.00	\$5,500.00	\$99,000.00
Trench Safety	LF	5,575.00	\$2.00	\$11,150.00
8" Water Carrier Pipe	LF	78.00	\$66.00	\$5,148.00
Ductile Iron Water Fittings w/ Restraint	TON	1.97	\$10,500.00	\$20,685.00
8" Water Pipe	LF	5,184.00	\$56.00	\$290,304.00
8" DIP Water, CLSM Backfill	LF	313.00	\$86.00	\$26,918.00
Fire Hydrant	EA	15.00	\$7,500.00	\$112,500.00
1" Water Service	EA	165.00	\$1,200.00	\$198,000.00
8" Gate Valve	EA	21.00	\$2,500.00	\$52,500.00
Connection to Existing 4"-12" Water Main	EA	4.00	\$1,000.00	\$4,000.00
1" Irrigation Service	EA	2.00	\$1,500.00	\$3,000.00
Tap 1" Water Service into Existing 8" Waterline	EA	1.00	\$2,500.00	\$2,500.00
Subtotal - Water Improvements				\$1,249,122.00

Sewer Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
8A				
Post-CCTV Inspection	LF	2,824.00	\$4.00	\$11,296.00
Final MH-CCTV Inspection	EA	17.00	\$400.00	\$6,800.00
Trench Safety	LF	2,824.00	\$2.00	\$5,648.00
Trench Water Stops	EA	8.00	\$350.00	\$2,800.00
4" Sewer Service	EA	95.00	\$900.00	\$85,500.00
8" Sewer Pipe - SDR 26	LF	2,724.00	\$72.00	\$196,128.00
8" Sewer Pipe, CSS Backfill	LF	100.00	\$92.00	\$9,200.00
Epoxy Manhole Liner	VF	69.00	\$485.00	\$33,465.00
4' Manhole	EA	17.00	\$5,000.00	\$85,000.00
4' Extra Depth Manhole	VF	23.00	\$225.00	\$5,175.00
Connect to Existing 8" Sewer Stub	EA	5.00	\$1,500.00	\$7,500.00
8B				
Post-CCTV Inspection	LF	5,791.00	\$4.00	\$23,164.00
Final MH-CCTV Inspection	EA	36.00	\$400.00	\$14,400.00
Manhole Vacuum Testing	EA	36.00	\$200.00	\$7,200.00
Trench Safety	LF	5,791.00	\$2.00	\$11,582.00
Trench Water Stops	EA	26.00	\$350.00	\$9,100.00
20" Casing By Open Cut	LF	65.00	\$380.00	\$24,700.00
8" Sewer Carrier Pipe	LF	65.00	\$104.00	\$6,760.00
4" Sewer Service	EA	180.00	\$900.00	\$162,000.00
8" Sewer Pipe	LF	5,369.00	\$74.00	\$397,306.00
8" Sewer Pipe, CSS Backfill	LF	310.00	\$94.00	\$29,140.00
8" DIP Sewer Pipe	LF	47.00	\$104.00	\$4,888.00
Epoxy Manhole Liner	VF	227.00	\$485.00	\$110,095.00
4' Manhole	EA	34.00	\$5,000.00	\$170,000.00
4' Drop Manhole	EA	2.00	\$6,000.00	\$12,000.00
4' Extra Depth Manhole	VF	124.00	\$225.00	\$27,900.00
Connect to Existing 8" Sewer Stub	EA	2.00	\$4,500.00	\$9,000.00
End and Plug 8" PVC	EA	2.00	\$500.00	\$1,000.00
Subtotal - Sewer Improvements				\$1,468,747.00
Landscape and Open Space Improvements				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Sod	SF	65,000.00	\$0.70	\$45,500.00
Fine Grade	SF	65,000.00	\$0.05	\$3,250.00
Trees	EA	42.00	\$700.00	\$29,400.00
Permits and Inspetion, Design	EA	1.00	\$7,000.00	\$7,000.00
Irrigation	LS	1.00	\$35,000.00	\$35,000.00
Subtotal - Landscape and Open Space Improvements				\$120,150.00

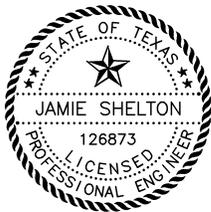
Other Soft and Miscellaneous Costs				
<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Item Cost</i>
Preliminary Plat Application Fee	LS	1.00	\$3,702.79	\$3,702.79
Final Plat Application Fee	LS	1.00	\$6,979.76	\$6,979.76
IPRC Review Fee	LS	1.00	\$32,865.64	\$32,865.64
IPRC Inspection Fees	LS	1.00	\$121,744.01	\$121,744.01
Engineering/Surveying	LS	1.00	\$621,240.51	\$621,240.51
Final Geotechnical Report & Testing	LS	1.00	\$55,605.73	\$55,605.73
Subtotal - Other Soft and Miscellaneous Costs				\$842,138.44

SUMMARY TOTALS	
RESIDENTIAL IMPROVEMENTS	
Grading Improvements	\$1,762,415
Roadway Improvements	\$2,763,274
Retaining Wall Improvements	\$1,065,858
Water Improvements	\$1,249,122
Sewer Improvements	\$1,468,747
Landscape and Open Space Improvements	\$120,150
Other Soft and Miscellaneous Costs	\$842,138
Subtotal - RESIDENTIAL IMPROVEMENTS	\$9,271,703
TOTAL - IMPROVEMENT AREA #5	
Grading Improvements	\$1,762,415
Roadway Improvements	\$2,763,274
Retaining Wall Improvements	\$1,065,858
Water Improvements	\$1,249,122
Sewer Improvements	\$1,468,747
Landscape and Open Space Improvements	\$120,150
Other Soft and Miscellaneous Costs	\$842,138
TOTAL - IMPROVEMENT AREA #5	\$9,271,703

February 26, 2026

Re: Engineer's Report
Ventana Phase 8
Fort Worth, Texas

Ventana Phase 8 is a proposed single-family development comprised of approximately 277 residential lots in Fort Worth, Texas. Phase 8A is comprised of 95 residential lots, and is currently under construction. Phase 8B is comprised of 182 residential lots, and is also currently under construction. The proposed authorized infrastructure improvements associated with Phase 8 of the development are shown in the attached exhibits. A quantity takeoff and associated construction cost summary has been prepared based on executed contractor bids, and construction costs associated with authorized improvements have been quantified. Authorized Improvements are categorized as any public utility infrastructure (public drainage, water and sanitary sewer lines greater than 8" in diameter) serving Ventana Phase 8, improvements associated with Orchard Way (a 60' wide right-of-way Collector Road), and improvements associated with the Ventana Lift Station Phase 2 Upgrades (a lift station upgrade project needed to provide adequate sewer capacity to serve Ventana Phase 8). All Authorized Improvements are necessary in order to provide utilities and access to Ventana Phase 8 residential lots.



Jamie Shelton
02.26.2026

APPENDIX C-1
IMPROVEMENT AREA #4 LEGAL DESCRIPTION

EXHIBIT C-1
421.082 ACRES

BEING A 421.082-ACRE TRACT OF LAND SITUATED IN THE D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY SURVEY, ABSTRACT NO. 1878, T. F. RODGERS SURVEY, ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431 AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038385 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "SET IRON ROD") ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF BENBROOK BOULEVARD / US HIGHWAY 377 SOUTH (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1-INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF LOT 10, BLOCK 35 OF BELLA FLORA PHASE 10, AN ADDITION TO TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221350274 OF SAID OFFICIAL PUBLIC RECORDS BEARS SOUTH 47°57'57" WEST, A DISTANCE OF 719.57 FEET;

THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02°35'06" EAST, A DISTANCE OF 14.05 FEET TO A SET IRON ROD;

NORTH 42°47'44" WEST, A DISTANCE OF 44.89 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS NORTH 37°51'06" WEST, 140.82 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 140.99 FEET TO A SET IRON ROD;

NORTH 32°54'28" WEST, A DISTANCE OF 100.32 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS NORTH 65°59'02" WEST, 771.70 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 66°09'10", AN ARC-DISTANCE OF 816.29 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID FW CLUB LP TRACT;

THENCE SOUTH 47°59'24" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 650.35 FEET TO A SET IRON ROD;

THENCE OVER AND ACROSS SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 48°30'20" WEST, A DISTANCE OF 224.30 FEET TO A SET IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET AND A CHORD THAT BEARS SOUTH 70°56'47" WEST, 112.95 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°06'26", AN ARC-DISTANCE OF 115.06 FEET TO A SET IRON ROD;

WEST, A DISTANCE OF 365.34 FEET TO A SET IRON ROD;

NORTH 35°40'44" WEST, A DISTANCE OF 2,234.12 FEET TO A SET IRON ROD;

EXHIBIT C-1
421.082 ACRES

NORTH 81°00'15" WEST, A DISTANCE OF 1,573.98 FEET TO A SET IRON ROD;

NORTH 76°19'21" WEST, A DISTANCE OF 107.04 FEET TO A SET IRON ROD;

NORTH 49°27'05" WEST, A DISTANCE OF 40.36 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 618.00 FEET, AND A CHORD THAT BEARS NORTH 43°57'09" EAST, 73.39 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°48'29", AN ARC-DISTANCE OF 73.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, AND A CHORD THAT BEARS NORTH 42°25'22" EAST, 136.23 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°52'04", AN ARC-DISTANCE OF 136.40 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 672.90 FEET, AND A CHORD THAT BEARS NORTH 39°46'51" EAST, 16.36 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°23'34", AN ARC-DISTANCE OF 16.36 FEET TO A SET IRON ROD FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 475.59 FEET, AND A CHORD THAT BEARS NORTH 44°08'41" EAST, 165.75 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°04'16", AN ARC-DISTANCE OF 166.60 FEET TO A SET IRON ROD;

SOUTH 15°22'58" EAST, A DISTANCE OF 135.83 FEET TO A SET IRON ROD;

NORTH 74°37'02" EAST, A DISTANCE OF 630.00 FEET TO A SET IRON ROD;

SOUTH 86°23'54" EAST, A DISTANCE OF 115.70 FEET TO A SET IRON ROD;

SOUTH 79°37'25" EAST, A DISTANCE OF 184.75 FEET TO A SET IRON ROD;

NORTH 50°49'59" EAST, A DISTANCE OF 184.81 FEET TO A SET IRON ROD;

NORTH 13°20'55" WEST, A DISTANCE OF 170.00 FEET TO A SET IRON ROD;

NORTH 63°31'55" EAST, A DISTANCE OF 541.02 FEET TO A SET IRON ROD;

NORTH 45°52'19" EAST, A DISTANCE OF 221.60 FEET TO A SET IRON ROD;

SOUTH 50°22'10" EAST, A DISTANCE OF 150.00 FEET TO A SET IRON ROD;

NORTH 42°43'19" EAST, A DISTANCE OF 425.62 FEET TO A SET IRON ROD;

NORTH 39°37'50" EAST, A DISTANCE OF 85.00 FEET TO A SET IRON ROD;

NORTH 34°23'51" EAST, A DISTANCE OF 274.70 FEET TO A SET IRON ROD;

NORTH 81°12'46" EAST, A DISTANCE OF 406.70 FEET TO A SET IRON ROD;

EXHIBIT C-1
421.082 ACRES

THENCE NORTH 00°32'23" WEST, PASSING A SET IRON ROD FOR REENTRANT CORNER ON THE NORTHERLY LINE OF SAID FW CLUB LP TRACT AT 184.60 FEET AND CONTINUING WITH SAID NORTHERLY LINE A TOTAL DISTANCE OF 907.40 FEET TO A SET IRON ROD;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°27'34" EAST, A DISTANCE OF 444.62 FEET TO A SET IRON ROD;

SOUTH 24°54'16" EAST, A DISTANCE OF 164.11 FEET TO A SET IRON ROD;

SOUTH 07°05'06" EAST, A DISTANCE OF 246.75 FEET TO A SET IRON ROD;

EAST, A DISTANCE OF 628.83 FEET TO A SET IRON ROD;

NORTH 60°24'29" EAST, A DISTANCE OF 780.16 FEET TO A SET IRON ROD;

NORTH 32°45'42" WEST, A DISTANCE OF 102.90 FEET TO A SET IRON ROD;

NORTH 14°56'25" EAST, A DISTANCE OF 122.85 FEET TO A SET IRON ROD;

NORTH 46°56'31" EAST, A DISTANCE OF 1,061.55 FEET TO A SET IRON ROD;

NORTH 89°38'01" EAST, A DISTANCE OF 1,065.53 FEET TO A SET IRON ROD FOR THE NORTHEAST CORNER OF SAID FW CLUB LP TRACT;

THENCE WITH THE EASTERLY AND SOUTHERLY LINES OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°22'06" EAST, A DISTANCE OF 187.48 FEET TO A SET IRON ROD;

NORTH 89°38'01" EAST, A DISTANCE OF 19.77 FEET TO A SET IRON ROD;

SOUTH 00°22'06" EAST, A DISTANCE OF 3,480.72 FEET TO A SET IRON ROD FOR THE EAST COMMON CORNER OF SAME TRACT AND A TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038386 OF SAID OFFICIAL PUBLIC RECORDS;

SOUTH 89°57'02" WEST, A DISTANCE OF 1,016.95 FEET TO A SET IRON ROD;

SOUTH 47°12'16" WEST, A DISTANCE OF 1,105.20 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, AND A CHORD THAT BEARS SOUTH 34°23'46" WEST, 775.92 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°37'01", AN ARC-DISTANCE OF 782.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS SOUTH 55°00'01" EAST, 614.55 FEET;

THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT AS DESCRIBED BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038385 THE FOLLOWING COURSES AND DISTANCES:

EXHIBIT C-1
421.082 ACRES

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°11'06", AN ARC-DISTANCE OF 630.05 FEET TO A SET IRON ROD;

SOUTH 32°54'28" EAST, A DISTANCE OF 100.32 FEET TO A SET IRON ROD; TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS SOUTH 37°51'06" EAST, 121.86 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 122.01 FEET TO A SET IRON ROD;

SOUTH 42°47'44" EAST, A DISTANCE OF 46.35 FEET TO A SET IRON ROD;

SOUTH 87°24'54" EAST, A DISTANCE OF 14.24 FEET TO A SET IRON ROD ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID BENBROOK BOULEVARD;

THENCE SOUTH 47°57'57" WEST, WITH SAID NORTHWESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 130.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 421.082 ACRES (18,342,393 SQ. FEET) OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
817-288-1900
TBPELS Firm No. 10194382

September 16, 2025

APPENDIX C-2
IMPROVEMENT AREA #5 LEGAL DESCRIPTION

EXHIBIT C-2
72.059-ACRE TRACT

BEING A 72.059-ACRE TRACT OF LAND SITUATED IN THE T. F. ROGERS SURVEY, ABSTRACT NO. 1357 AND THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 1961, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO PMB VENTANA DEVELOPER SOUTH LLC BY DEED RECORDED IN COUNTY CLERK FILE NOS. D221026481 (HEREINAFTER REFERRED TO AS "PMB VENTANA TRACT 1") AND D224176443 (HEREINAFTER REFERRED TO AS "PMB VENTANA TRACT 2"), OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO PHDFW-VENTANA 36 LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224169598 OF SAID OFFICIAL PUBLIC RECORDS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO AMERICAN LEGEND LOT HOLDINGS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224123917 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND FOR THE WEST COMMON CORNER OF SAID PMB VENTANA TRACT 1 AND A TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00°32'29" WEST, WITH THE WEST LINE OF SAID PMB VENTANA TRACT 1, A DISTANCE OF 1074.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") FOR THE SOUTHEAST CORNER OF SAID PMB VENTANA TRACT 2;

THENCE NORTH 29°01'22" WEST, WITH THE SOUTHWESTERLY LINE OF SAID PMB VENTANA TRACT 2, A DISTANCE OF 310.00 FEET TO AN IRON ROD SET;

THENCE OVER AND ACROSS SAID PMB VENTANA TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 60°58'38" EAST, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET;

NORTH 29°01'22" WEST, A DISTANCE OF 125.00 FEET TO AN IRON ROD SET;

NORTH 60°58'38" EAST, A DISTANCE OF 176.00 FEET TO AN IRON ROD SET ON THE WEST LINE OF SAID PMB VENTANA TRACT 1;

THENCE NORTH 00°32'29" WEST, WITH SAID WEST LINE, A DISTANCE OF 341.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER OF LOT 18, BLOCK 26, VENTANA, PHASE 5A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221277917, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 60°58'38" EAST, WITH THE NORTHERLY LINE OF SAID PMB VENTANA TRACT 1, A DISTANCE OF 604.61 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND" ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EMBARGO ROAD (A 50-FOOT WIDE RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF VENTANA, PHASE 6A-1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D222166626 OF SAID PLAT RECORDS;

THENCE WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29°01'22" EAST, A DISTANCE OF 535.00 FEET TO A CAPPED IRON ROD FOUND;

**EXHIBIT C-2 72.059-
ACRE TRACT**

SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 230.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°01'22" EAST, A DISTANCE OF 1.92 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1525.00 FEET AND A CHORD THAT BEARS SOUTH 33°10'56" EAST, 221.22 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°19'08", AN ARC-DISTANCE OF 221.42 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 40.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 07°09'49" WEST, A DISTANCE OF 14.26 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 50.01 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 82°50'11" EAST, A DISTANCE OF 14.02 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 37°20'30" EAST, A DISTANCE OF 168.42 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 10°07'50" WEST, A DISTANCE OF 13.52 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 31°57'59" EAST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 57°48'39" EAST, A DISTANCE OF 5.64 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 80°04'28" EAST, A DISTANCE OF 14.69 FEET TO A CAPPED IRON ROD FOUND FOR THE WEST COMMON CORNER OF SAID VENTANA PHASE 6A-1 ADDITION AND VENTANA, PHASE 6B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D224076545 OF SAID PLAT RECORDS;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID VENTANA PHASE 6B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37°20'30" EAST, A DISTANCE OF 110.29 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 09°34'50" WEST, A DISTANCE OF 13.66 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 33°09'44" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID VENTANA PHASE 6B ADDITION ON THE NORTH LINE OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT;

**EXHIBIT C-2 72.059-
ACRE TRACT**

THENCE WITH THE NORTHWESTERLY LINE OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 56°43'20" EAST, A DISTANCE OF 3.65 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 80°31'33" EAST, A DISTANCE OF 14.58 FEET TO A CAPPED IRON ROD FOUND;
NORTH 54°23'23" EAST, A DISTANCE OF 50.02 FEET TO A CAPPED IRON ROD FOUND;
NORTH 07°34'26" EAST, A DISTANCE OF 14.16 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 905.00 FEET AND A CHORD THAT BEARS NORTH 50°03'34" EAST, 66.76 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°13'38", AN ARC-DISTANCE OF 66.77 FEET TO A CAPPED IRON ROD FOUND;
NORTH 47°56'45" EAST, A DISTANCE OF 33.43 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID AMERICAN LEGEND LOT HOLDINGS LLC TRACT, SAME BEING A REENRANT CORNER OF SAID VENTANA PHASE 6B ADDITION;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID VENTANA PHASE 6B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37°20'30" EAST, A DISTANCE OF 565.64 FEET TO A CAPPED IRON ROD FOUND;
NORTH 52°39'30" EAST, A DISTANCE OF 105.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 37°20'30" EAST, A DISTANCE OF 153.02 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID VENTANA PHASE 6B ADDITION ON THE NORTHWESTERLY LINE OF SAID FW CLUB LP TRACT;

THENCE WITH SAID NORTHWESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46°56'31" WEST, A DISTANCE OF 287.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 14°56'25" WEST, A DISTANCE OF 122.85 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 32°45'42" EAST, A DISTANCE OF 102.90 FEET TO AN IRON ROD SET;
SOUTH 60°24'29" WEST, A DISTANCE OF 780.16 FEET TO AN IRON ROD SET;
WEST, A DISTANCE OF 628.83 FEET TO AN IRON ROD SET;
NORTH 07°05'06" WEST, A DISTANCE OF 246.75 FEET TO AN IRON ROD SET;
NORTH 24°54'16" WEST, A DISTANCE OF 164.11 FEET TO AN IRON ROD SET;

**EXHIBIT C-2
72.059-ACRE TRACT**

SOUTH 89°27'34" WEST, A DISTANCE OF 444.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 72.059 ACRES (3,138,884 SQ. FEET) OF LAND.

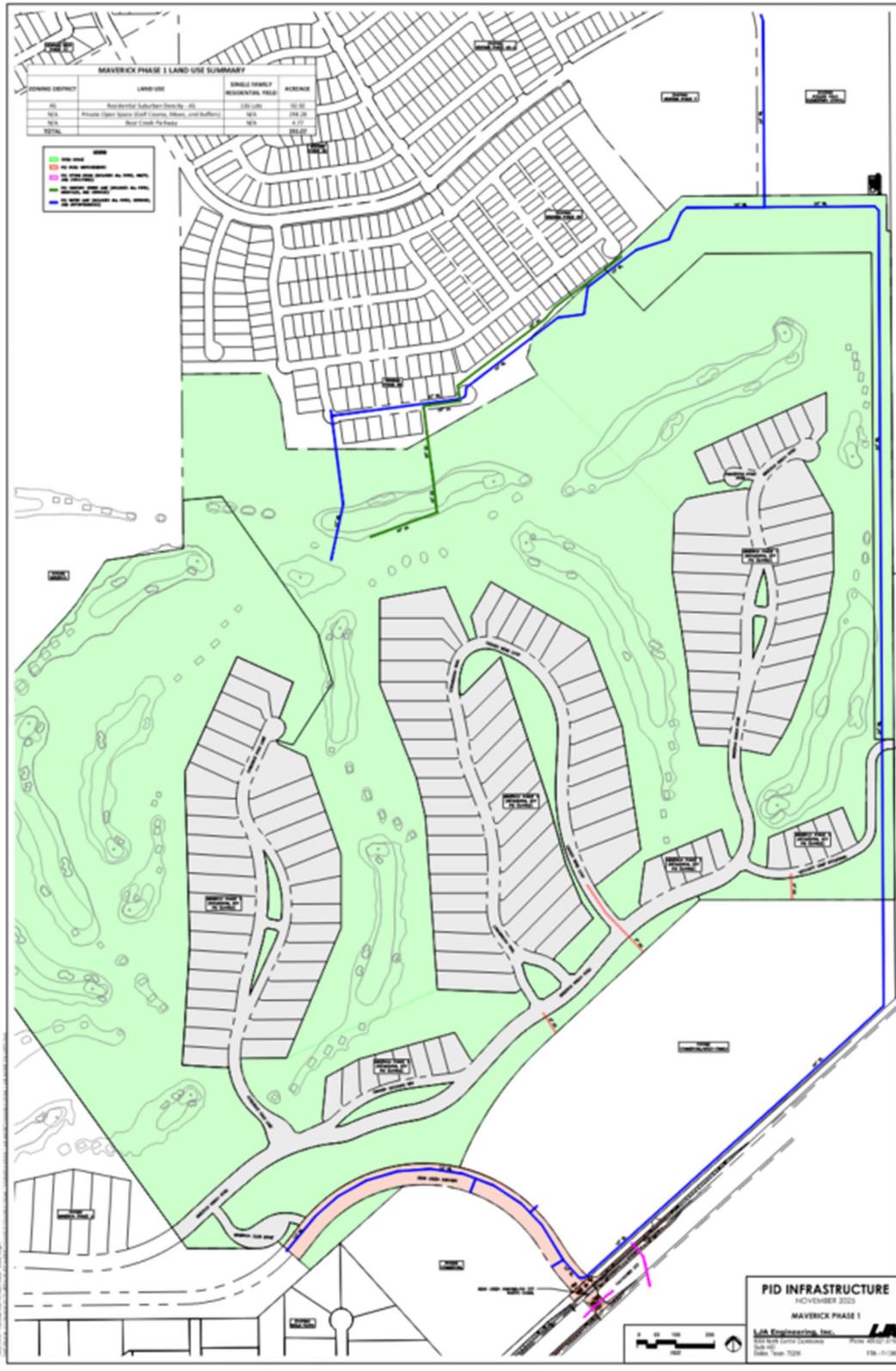
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
817-288-1900
TBPELS Firm No. 10194382

September 17, 2025

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

Improvement Area #4



APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF FORT WORTH, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS OF PROPERTY

LOT TYPE _____ **PRINCIPAL ASSESSMENT: \$** _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fort Worth, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Fort Worth Public Improvement District No. 22 (Veale Ranch)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County, Texas or Parker County, Texas.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County, Texas or Parker County, Texas.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically considered estate lots.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically considered cottage lots.

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 70 feet.

“**Lot Type 4**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet.

“**Lot Type 5**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

“**Lot Type 6**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet.

A) Proposed Residential Development

Table F-1 shows the proposed total units to be developed within the PID.

Table F-1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	6,000	Units
Multi-family	11,000,000	GSF
Commercial		
Retail Pad	600,000	GSF
Retail (Big Box)	900,000	GSF
Office	5,000,000	GSF
Industrial	12,000,000	GSF

Table F-2 shows the actual units developed within Improvement Areas #1, #2, and #3.

Table F-2
Actual Development – Improvement Area #1, #2, and #3

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	273	Units
Multi-family	206,048	GSF
Commercial		
Industrial	1,592,554	GSF

Table F-3 shows the proposed residential units within Improvement Area #4.

Table F-3
Proposed Development – Improvement Area #4

Lot Type	Proposed Development	
Lot Type 1 (Estate Lots)	100	Units
Lot Type 2 (Cottage Lots)	36	Units
Total	136	Units

Table F-4 shows the proposed residential Lot Types within Improvement Area #5.

Table F-4
Proposed Development – Improvement Area #5

Lot Type	Proposed Development	
Lot Type 3 (70 Ft)	39	Units
Lot Type 4 (60 Ft)	38	Units
Lot Type 5 (50 Ft)	163	Units
Lot Type 6 (40 Ft)	37	Units
Total	277	Units

Table F-5 shows the proposed units within the Future Improvement Areas.

Table F-5
Proposed Development – Future Improvement Areas

Proposed Development	Quantity	Measurement
Residential		Units
Single-family	5,053	Units
Multi-family	10,793,952	GSF
Commercial		
Retail Pad	600,000	GSF
Retail (Big Box)	900,000	GSF
Office	5,000,000	GSF
Industrial	10,407,446	GSF

B) Calculation of Equivalent Units

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #4 Improvements and Improvement Area #5 Improvements to be financed with the Improvement Area #4 Reimbursement Agreement and Improvement Area #5 Reimbursement Agreement, respectively, shall be allocated to the Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property by spreading the entire Improvement Area #4 Assessment and Improvement Area #5 Assessment across the Parcels of Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property, respectively, based on the estimated Equivalent Units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Improvement Area #4 Assessments and the Improvement Area #5 Assessments shall be allocated to the Improvement Area #4 Assessed Property and Improvement Area #5 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Improvement Area #4 Assessments and the Improvement Area #5 Assessments on Parcels of Improvement Area #4 Assessed Property and the Improvement Area #5 Assessed Property, respectively, similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Types (i.e., 70 Ft, 60 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Improvement Area #4

Having taken into consideration the matters described above; the City Council has determined that allocating the Improvement Area #4 Assessments among Parcels of Improvement Area #4 Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 1 (Estate Lots) which represents the highest value to Lot Type 2 (Cottage Lots) representing the lowest value for residential lots are set forth in Table F-6. Improvement Area #4 Assessments are allocated to each Lot Type on the basis of the average home value for each class of lot. This is

accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each lot class, setting the Equivalent Unit factor for Lot Type 1 (Estate Lot) to 1.0.

Table F-6
Equivalent Unit Factors - Improvement Area #4

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (Estate Lot)	\$4,250,000	1.00	Per dwelling unit
Lot Type 2 (Cottage Lot)	\$3,250,000	0.76	Per dwelling unit

Improvement Area #5

Having taken into consideration the matters described above; the City Council has determined that allocating the Improvement Area #5 Assessments among Parcels of Improvement Area #5 Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 3 (70 Ft Lot) representing the highest value to Lot Type 6 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-7. Improvement Area #5 Assessments are allocated to each Lot Type on the basis of the average home value for each class of lot. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each lot class, setting the Equivalent Unit factor for Lot Type 3 (70 Ft Lots) to 1.0.

Table F-7
Equivalent Unit Factors – Improvement Area #5

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 3 (70 Ft Lot)	\$580,000	1.00	Per dwelling unit
Lot Type 4 (60 Ft Lot)	\$530,000	0.91	Per dwelling unit
Lot Type 5 (50 Ft Lot)	\$480,000	0.83	Per dwelling unit
Lot Type 6 (40 Ft Lot)	\$430,000	0.74	Per dwelling unit

C) Allocation of Assessments to Lots within Improvement Area #4

The total estimated Equivalent Units for Improvement Area #4 Assessed Property are shown in Table F-8 as calculated based on the Equivalent Unit factors shown in Table F-6, estimated Lot Types and number of units estimated to be built within Improvement Area #4.

Table F-8
Estimated Equivalent Units - Improvement Area #4

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (Estate Lots)	100	1.00	100.00
Lot Type 2 (Cottage Lots)	36	0.76	27.36
Total	136		127.36

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #4 Reimbursement Agreement, which represents the total Improvement Area #4 Assessment to be allocated on all Parcels of Improvement Area #4 Assessed Property, is \$16,630,000. As shown in Table F-8, there are a total of 127.36 estimated Equivalent Units in Improvement Area #4, resulting in an Assessment per Equivalent Unit of \$130,574.75.

The Improvement Area #4 Assessment per dwelling unit is calculated as the product of (i) \$130,574.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Improvement Area #4 Assessment for a Lot Type 1 (Estate Lot) dwelling unit is \$130,574.75 (i.e. \$130,574.75 × 1.00). The Improvement Area #4 Assessment for a Lot Type 2 (Cottage Lot) dwelling unit is \$99,236.81 (i.e. \$130,574.75 × 0.76), Table F-9 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #4.

Table F-9
Assessment Per Unit – Improvement Area #4

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (Estate Lots)	100	\$130,574.75	1.00	\$130,574.75 Per dwelling unit	\$13,057,475
Lot Type 2 (Cottage Lots)	36	\$130,574.75	0.76	\$99,236.81 Per dwelling unit	\$3,572,525
Total	136				\$16,630,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit in Improvement Area #4 is shown in Table F-10.

Table F-10
Projected Leverage – Improvement Area #4

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (Estate Lots)	100	\$1,500,000	\$4,250,000	\$130,574.75	11.49	32.55
Lot Type 2 (Cottage Lots)	36	\$1,000,000	\$3,250,000	\$99,236.81	10.08	32.75

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit in Improvement Area #4 is shown in Table F-11.

Table F-11
Estimated Tax Rate Equivalent per unit – Improvement Area #4

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (Estate Lots)	100	\$1,500,000	\$4,250,000	\$12,225.75	\$0.8150	\$0.2877
Lot Type 2 (Cottage Lots)	36	\$1,000,000	\$3,250,000	\$9,304.88	\$0.9305	\$0.2863

The Improvement Area #4 Assessment and Annual Installments for each Parcel of Improvement Area #4 Assessed Property is shown on the Improvement Area #4 Assessment Roll, attached as Appendix G, and no Improvement Area #4 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Improvement Area #5

The total estimated Equivalent Units for Improvement Area #5 Assessed Property are shown in Table F-12 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within Improvement Area #5.

Table F-12
Estimated Equivalent Units - Improvement Area #5

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (70 Ft Lot)	39	1.00	39.00
Lot Type 4 (60 Ft Lot)	38	0.91	34.58
Lot Type 5 (50 Ft Lot)	163	0.83	135.29
Lot Type 6 (40 Ft Lot)	37	0.74	27.38
Total	277		236.25

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #5 Reimbursement Agreement, which represents the total Improvement Area #5 Assessment to be allocated on all Parcels of Improvement Area #5 Assessed Property, is \$6,809,000. As shown in Table F-12, there are a total of 236.25 estimated Equivalent Units in Improvement Area #5, resulting in an Improvement Area #5 Assessment per Equivalent Unit of \$28,821.16.

The Improvement Area #5 Assessment per dwelling unit is calculated as the product of (i) \$28,821.16 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Improvement Area #5 Assessment for a Lot Type 3 (70 Ft Lot) dwelling unit is \$28,821.16

(i.e. $\$28,821.16 \times 1.00$). The Improvement Area #5 Assessment for a Lot Type 4 (60 Ft Lot) dwelling unit is $\$26,227.26$ (i.e. $\$28,821.16 \times 0.91$), and so on. Table F-13 sets forth the projected Improvement Area #5 Assessment per dwelling unit for each Lot Type in Improvement Area #5.

Table F-13
Assessment Per Unit – Improvement Area #5

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 3 (70 Ft Lot)	39	\$28,821.16	1.00	\$28,821.16	Per dwelling unit	\$1,124,025
Lot Type 4 (60 Ft Lot)	38	\$28,821.16	0.91	\$26,227.26	Per dwelling unit	\$996,636
Lot Type 5 (50 Ft Lot)	163	\$28,821.16	0.83	\$23,921.57	Per dwelling unit	\$3,899,215
Lot Type 6 (40 Ft Lot)	37	\$28,821.16	0.74	\$21,327.66	Per dwelling unit	\$789,123
Total	277					\$6,809,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit in Improvement Area #5 is shown in Table F-14.

Table F-14
Projected Leverage – Improvement Area #5

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (70 Ft Lot)	39	\$169,000	\$580,000	\$28,821.16	5.86	20.12
Lot Type 4 (60 Ft Lot)	38	\$148,000	\$530,000	\$26,227.26	5.64	20.21
Lot Type 5 (50 Ft Lot)	163	\$126,000	\$480,000	\$23,921.57	5.27	20.07
Lot Type 6 (40 Ft Lot)	37	\$105,000	\$430,000	\$21,327.66	4.92	20.16

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit in Improvement Area #5 is shown in Table F-15.

Table F-15
Estimated Tax Rate Equivalent per unit – Improvement Area #5

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 3 (70 Ft Lot)	39	\$169,000	\$580,000	\$2,966.53	\$1.7553	\$0.5115
Lot Type 4 (60 Ft Lot)	38	\$148,000	\$530,000	\$2,699.54	\$1.8240	\$0.5093
Lot Type 5 (50 Ft Lot)	163	\$126,000	\$480,000	\$2,462.22	\$1.9541	\$0.5130
Lot Type 6 (40 Ft Lot)	37	\$105,000	\$430,000	\$2,195.23	\$2.0907	\$0.5105

The Improvement Area #5 Assessment and Annual Installments for each Parcel of Improvement Area #5 Assessed Property is shown on the Improvement Area #5 Assessment Roll, attached as Appendix H, and no Improvement Area #5 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PROPOSED IMPROVEMENT AREA #4 ASSESSMENT ROLL

**Appendix G-1
Proposed Improvement Area #4 Assessment Roll**

Parcels	See Appendix G-4
Assessment	\$16,630,000
Total Equivalent Units	127.36

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$20,000	\$1,506,678	\$95,000	\$1,621,678
2028	\$20,000	\$1,504,866	\$96,900	\$1,621,766
2029	\$20,000	\$1,503,054	\$98,838	\$1,621,892
2030	\$20,000	\$1,501,242	\$100,815	\$1,622,057
2031	\$20,000	\$1,499,430	\$102,831	\$1,622,261
2032	\$282,000	\$1,163,712	\$104,888	\$1,550,600
2033	\$299,000	\$1,143,859	\$106,985	\$1,549,845
2034	\$318,000	\$1,122,810	\$109,125	\$1,549,935
2035	\$338,000	\$1,100,422	\$111,308	\$1,549,730
2036	\$359,000	\$1,076,627	\$113,534	\$1,549,161
2037	\$381,000	\$1,051,354	\$115,804	\$1,548,158
2038	\$406,000	\$1,024,531	\$118,121	\$1,548,652
2039	\$432,000	\$995,949	\$120,483	\$1,548,432
2040	\$459,000	\$965,536	\$122,893	\$1,547,429
2041	\$489,000	\$933,222	\$125,350	\$1,547,573
2042	\$521,000	\$898,797	\$127,857	\$1,547,654
2043	\$555,000	\$862,118	\$130,415	\$1,547,533
2044	\$592,000	\$823,046	\$133,023	\$1,548,069
2045	\$631,000	\$781,370	\$135,683	\$1,548,053
2046	\$673,000	\$736,947	\$138,397	\$1,548,344
2047	\$718,000	\$689,568	\$141,165	\$1,548,733
2048	\$766,000	\$639,021	\$143,988	\$1,549,009
2049	\$817,000	\$585,094	\$146,868	\$1,548,962
2050	\$872,000	\$527,578	\$149,805	\$1,549,383
2051	\$931,000	\$466,189	\$152,802	\$1,549,990
2052	\$994,000	\$400,646	\$155,858	\$1,550,504
2053	\$1,061,000	\$330,669	\$158,975	\$1,550,644
2054	\$1,133,000	\$255,974	\$162,154	\$1,551,129
2055	\$1,211,000	\$176,211	\$165,397	\$1,552,608
2056	\$1,292,000	\$90,957	\$168,705	\$1,551,662
Total	\$16,630,000	\$26,357,478	\$3,853,968	\$46,841,446

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2
Proposed Improvement Area #4 Assessment Roll by Lot Type

Parcels	Lot Type 1 (Estate Lots)
Assessment	\$130,574.75
Equivalent Unit Factor	1.00

Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$157	\$11,830	\$746	\$12,733
2028	\$157	\$11,816	\$761	\$12,734
2029	\$157	\$11,802	\$776	\$12,735
2030	\$157	\$11,787	\$792	\$12,736
2031	\$157	\$11,773	\$807	\$12,738
2032	\$2,214	\$9,137	\$824	\$12,175
2033	\$2,348	\$8,981	\$840	\$12,169
2034	\$2,497	\$8,816	\$857	\$12,170
2035	\$2,654	\$8,640	\$874	\$12,168
2036	\$2,819	\$8,453	\$891	\$12,164
2037	\$2,992	\$8,255	\$909	\$12,156
2038	\$3,188	\$8,044	\$927	\$12,160
2039	\$3,392	\$7,820	\$946	\$12,158
2040	\$3,604	\$7,581	\$965	\$12,150
2041	\$3,840	\$7,327	\$984	\$12,151
2042	\$4,091	\$7,057	\$1,004	\$12,152
2043	\$4,358	\$6,769	\$1,024	\$12,151
2044	\$4,648	\$6,462	\$1,044	\$12,155
2045	\$4,954	\$6,135	\$1,065	\$12,155
2046	\$5,284	\$5,786	\$1,087	\$12,157
2047	\$5,638	\$5,414	\$1,108	\$12,160
2048	\$6,014	\$5,017	\$1,131	\$12,162
2049	\$6,415	\$4,594	\$1,153	\$12,162
2050	\$6,847	\$4,142	\$1,176	\$12,165
2051	\$7,310	\$3,660	\$1,200	\$12,170
2052	\$7,805	\$3,146	\$1,224	\$12,174
2053	\$8,331	\$2,596	\$1,248	\$12,175
2054	\$8,896	\$2,010	\$1,273	\$12,179
2055	\$9,508	\$1,384	\$1,299	\$12,191
2056	\$10,144	\$714	\$1,325	\$12,183
Total	\$130,575	\$206,953	\$30,260	\$367,788

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Proposed Improvement Area #4 Assessment Roll by Lot Type

Parcels	Lot Type 1 (Cottage Lots)
Assessment	\$99,236.81
Equivalent Unit Factor	0.76

Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$119	\$8,991	\$567	\$9,677
2028	\$119	\$8,980	\$578	\$9,678
2029	\$119	\$8,969	\$590	\$9,678
2030	\$119	\$8,958	\$602	\$9,679
2031	\$119	\$8,948	\$614	\$9,681
2032	\$1,683	\$6,944	\$626	\$9,253
2033	\$1,784	\$6,826	\$638	\$9,248
2034	\$1,898	\$6,700	\$651	\$9,249
2035	\$2,017	\$6,567	\$664	\$9,248
2036	\$2,142	\$6,425	\$677	\$9,244
2037	\$2,274	\$6,274	\$691	\$9,238
2038	\$2,423	\$6,114	\$705	\$9,241
2039	\$2,578	\$5,943	\$719	\$9,240
2040	\$2,739	\$5,762	\$733	\$9,234
2041	\$2,918	\$5,569	\$748	\$9,235
2042	\$3,109	\$5,363	\$763	\$9,235
2043	\$3,312	\$5,145	\$778	\$9,235
2044	\$3,533	\$4,911	\$794	\$9,238
2045	\$3,765	\$4,663	\$810	\$9,238
2046	\$4,016	\$4,398	\$826	\$9,239
2047	\$4,285	\$4,115	\$842	\$9,242
2048	\$4,571	\$3,813	\$859	\$9,243
2049	\$4,875	\$3,491	\$876	\$9,243
2050	\$5,204	\$3,148	\$894	\$9,246
2051	\$5,556	\$2,782	\$912	\$9,249
2052	\$5,932	\$2,391	\$930	\$9,252
2053	\$6,331	\$1,973	\$949	\$9,253
2054	\$6,761	\$1,527	\$968	\$9,256
2055	\$7,226	\$1,052	\$987	\$9,265
2056	\$7,710	\$543	\$1,007	\$9,259
Total	\$99,237	\$157,284	\$22,998	\$279,519

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Improvement Area #4 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Type	Equivalent	
				Units	Outstanding Assessment
43201159	1	1X	3 Total Lots	2.52	\$329,048
43201281	2	13	Estate Lot	1.00	\$130,575
43201272	2	12	Estate Lot	1.00	\$130,575
43201264	2	11	Estate Lot	1.00	\$130,575
43201256	2	10	Estate Lot	1.00	\$130,575
43201248	2	9	Estate Lot	1.00	\$130,575
43201230	2	8	Estate Lot	1.00	\$130,575
43201221	2	7	Estate Lot	1.00	\$130,575
43201213	2	6	Estate Lot	1.00	\$130,575
43201205	2	5	Estate Lot	1.00	\$130,575
43201191	2	4	Estate Lot	1.00	\$130,575
43201183	2	3	Estate Lot	1.00	\$130,575
43201175	2	2	Estate Lot	1.00	\$130,575
43201167	2	1	Estate Lot	1.00	\$130,575
43201141	1	120	Estate Lot	1.00	\$130,575
43201132	1	119	Estate Lot	1.00	\$130,575
43201124	1	118	Estate Lot	1.00	\$130,575
43201116	1	117	Estate Lot	1.00	\$130,575
43201108	1	116	Estate Lot	1.00	\$130,575
43201094	1	115	Estate Lot	1.00	\$130,575
43201086	1	114	Estate Lot	1.00	\$130,575
43201078	1	113	Estate Lot	1.00	\$130,575
43201060	1	112	Estate Lot	1.00	\$130,575
43201051	1	111	Estate Lot	1.00	\$130,575
43201043	1	110	Estate Lot	1.00	\$130,575
43201035	1	109	Estate Lot	1.00	\$130,575
43201027	1	108	Estate Lot	1.00	\$130,575
43201019	1	107	Estate Lot	1.00	\$130,575
43201001	1	106	Estate Lot	1.00	\$130,575
43200993	1	105	Estate Lot	1.00	\$130,575
43200985	1	104	Estate Lot	1.00	\$130,575
43200977	1	103	Estate Lot	1.00	\$130,575
43200969	1	102	Estate Lot	1.00	\$130,575
43200951	1	101	Estate Lot	1.00	\$130,575
43200942	1	100	Estate Lot	1.00	\$130,575
43200934	1	99	Estate Lot	1.00	\$130,575
43200926	1	98	Estate Lot	1.00	\$130,575
43200918	1	97	Estate Lot	1.00	\$130,575
43200900	1	96	Estate Lot	1.00	\$130,575
43200896	1	95	Estate Lot	1.00	\$130,575

Appendix G-4
Improvement Area #4 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Type	Equivalent	
				Units	Outstanding Assessment
43200888	1	94	Estate Lot	1.00	\$130,575
43200870	1	93	Estate Lot	1.00	\$130,575
43200861	1	92	Estate Lot	1.00	\$130,575
43200853	1	91	Estate Lot	1.00	\$130,575
43200845	1	90	Estate Lot	1.00	\$130,575
43200837	1	89	Estate Lot	1.00	\$130,575
43200829	1	88	Estate Lot	1.00	\$130,575
43200811	1	87	Estate Lot	1.00	\$130,575
43200802	1	86	Estate Lot	1.00	\$130,575
43200799	1	85	Estate Lot	1.00	\$130,575
43200781	1	84	Cottage Lot	0.76	\$99,237
43200772	1	83	Cottage Lot	0.76	\$99,237
43200764	1	82	Cottage Lot	0.76	\$99,237
43200756	1	81	Cottage Lot	0.76	\$99,237
43200748	1	80	Cottage Lot	0.76	\$99,237
43200730	1	79	Cottage Lot	0.76	\$99,237
43200721	1	78	Cottage Lot	0.76	\$99,237
43200713	1	77	Cottage Lot	0.76	\$99,237
43200705	1	76	Estate Lot	1.00	\$130,575
43200691	1	75	Estate Lot	1.00	\$130,575
43200683	1	74	Estate Lot	1.00	\$130,575
43200675	1	73	Estate Lot	1.00	\$130,575
43200667	1	72	Estate Lot	1.00	\$130,575
43200659	1	71	Estate Lot	1.00	\$130,575
43200641	1	70	Estate Lot	1.00	\$130,575
43200632	1	69	Estate Lot	1.00	\$130,575
43200624	1	68	Estate Lot	1.00	\$130,575
43200616	1	67	Estate Lot	1.00	\$130,575
43200608	1	66	Estate Lot	1.00	\$130,575
43200594	1	65	Estate Lot	1.00	\$130,575
43200586	1	64	Estate Lot	1.00	\$130,575
43200578	1	63	Estate Lot	1.00	\$130,575
43200560	1	62	Estate Lot	1.00	\$130,575
43200551	1	61	Estate Lot	1.00	\$130,575
43200543	1	60	Estate Lot	1.00	\$130,575
43200535	1	59	Estate Lot	1.00	\$130,575
43200527	1	58	Estate Lot	1.00	\$130,575
43200519	1	57	Estate Lot	1.00	\$130,575
43200501	1	56	Cottage Lot	0.76	\$99,237
43200497	1	55	Cottage Lot	0.76	\$99,237

Appendix G-4
Improvement Area #4 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Type	Equivalent	
				Units	Outstanding Assessment
43200489	1	54	Cottage Lot	0.76	\$99,237
43200471	1	53	Cottage Lot	0.76	\$99,237
43200462	1	52	Cottage Lot	0.76	\$99,237
43200454	1	51	Cottage Lot	0.76	\$99,237
43200446	1	50	Estate Lot	1.00	\$130,575
43200438	1	49	Estate Lot	1.00	\$130,575
43200420	1	48	Estate Lot	1.00	\$130,575
43200411	1	47	Estate Lot	1.00	\$130,575
43200403	1	46	Estate Lot	1.00	\$130,575
43200390	1	45	Estate Lot	1.00	\$130,575
43200381	1	44	Estate Lot	1.00	\$130,575
43200373	1	43	Estate Lot	1.00	\$130,575
43200365	1	42	Estate Lot	1.00	\$130,575
43200357	1	41	Estate Lot	1.00	\$130,575
43200349	1	40	Cottage Lot	0.76	\$99,237
43200331	1	39	Cottage Lot	0.76	\$99,237
43200322	1	38	Cottage Lot	0.76	\$99,237
43200314	1	37	Cottage Lot	0.76	\$99,237
43200306	1	36	Cottage Lot	0.76	\$99,237
43200292	1	35	Estate Lot	1.00	\$130,575
43200284	1	34	Estate Lot	1.00	\$130,575
43200276	1	33	Estate Lot	1.00	\$130,575
43200268	1	32	Estate Lot	1.00	\$130,575
43200250	1	31	Estate Lot	1.00	\$130,575
43200241	1	30	Estate Lot	1.00	\$130,575
43200233	1	29	Estate Lot	1.00	\$130,575
43200225	1	28	Estate Lot	1.00	\$130,575
43200217	1	27	Estate Lot	1.00	\$130,575
43200209	1	26	Estate Lot	1.00	\$130,575
43200195	1	25	Cottage Lot	0.76	\$99,237
43200187	1	24	Cottage Lot	0.76	\$99,237
43200179	1	23	Cottage Lot	0.76	\$99,237
43200161	1	22	Cottage Lot	0.76	\$99,237
43200152	1	21	Cottage Lot	0.76	\$99,237
43200144	1	20	Cottage Lot	0.76	\$99,237
43200136	1	19	Cottage Lot	0.76	\$99,237
43200128	1	18	Cottage Lot	0.76	\$99,237
43200110	1	17	Estate Lot	1.00	\$130,575
43200101	1	16	Estate Lot	1.00	\$130,575
43200098	1	15	Estate Lot	1.00	\$130,575

Appendix G-4
Improvement Area #4 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Type	Equivalent	
				Units	Outstanding Assessment
43200080	1	14	Estate Lot	1.00	\$130,575
43200071	1	13	Estate Lot	1.00	\$130,575
43200063	1	12	Estate Lot	1.00	\$130,575
43200055	1	11	Estate Lot	1.00	\$130,575
43200047	1	10	Estate Lot	1.00	\$130,575
43200039	1	9	Estate Lot	1.00	\$130,575
43200021	1	8	Estate Lot	1.00	\$130,575
43200012	1	7	Cottage Lot	0.76	\$99,237
43200004	1	6	Cottage Lot	0.76	\$99,237
43199995	1	5	Cottage Lot	0.76	\$99,237
43199987	1	4	Cottage Lot	0.76	\$99,237
43199979	1	3	Cottage Lot	0.76	\$99,237
43199961	1	2	Cottage Lot	0.76	\$99,237
43199952	1	1	Cottage Lot	0.76	\$99,237
Total				127.36	\$16,630,000

APPENDIX H
PROPOSED IMPROVEMENT AREA #5 ASSESSMENT ROLL

**Appendix H-1
Proposed Improvement Area #5 Assessment Roll**

**Parcels
Assessment
Total Equivalent Units**

**See Appendix H-6
\$6,809,000
236.25**

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$37,000	\$616,895	\$95,000	\$748,895
2028	\$38,000	\$613,543	\$96,900	\$748,443
2029	\$40,000	\$610,100	\$98,838	\$748,938
2030	\$41,000	\$606,476	\$100,815	\$748,291
2031	\$44,000	\$602,762	\$102,831	\$749,593
2032	\$126,000	\$465,274	\$104,888	\$696,161
2033	\$132,000	\$456,403	\$106,985	\$695,389
2034	\$139,000	\$447,110	\$109,125	\$695,236
2035	\$146,000	\$437,325	\$111,308	\$694,632
2036	\$154,000	\$427,046	\$113,534	\$694,580
2037	\$162,000	\$416,205	\$115,804	\$694,009
2038	\$171,000	\$404,800	\$118,121	\$693,921
2039	\$180,000	\$392,762	\$120,483	\$693,245
2040	\$191,000	\$380,090	\$122,893	\$693,982
2041	\$201,000	\$366,643	\$125,350	\$692,994
2042	\$213,000	\$352,493	\$127,857	\$693,350
2043	\$225,000	\$337,498	\$130,415	\$692,912
2044	\$239,000	\$321,658	\$133,023	\$693,681
2045	\$253,000	\$304,832	\$135,683	\$693,515
2046	\$268,000	\$287,021	\$138,397	\$693,418
2047	\$285,000	\$268,154	\$141,165	\$694,319
2048	\$302,000	\$248,090	\$143,988	\$694,078
2049	\$321,000	\$226,829	\$146,868	\$694,697
2050	\$341,000	\$204,230	\$149,805	\$695,036
2051	\$363,000	\$180,224	\$152,802	\$696,026
2052	\$386,000	\$154,669	\$155,858	\$696,526
2053	\$411,000	\$127,494	\$158,975	\$697,469
2054	\$437,000	\$98,560	\$162,154	\$697,714
2055	\$466,000	\$67,795	\$165,397	\$699,192
2056	\$497,000	\$34,989	\$168,705	\$700,694
Total	\$6,809,000	\$10,457,969	\$3,853,968	\$21,120,937

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-2
Proposed Improvement Area #5 Assessment Roll by Lot Type

Parcels	Lot Type 3 (70 Ft)
Assessment	\$28,281.16
Equivalent Unit Factor	1.00

Year	Principal	Interest ¹	Administrative Expenses ²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$157	\$2,611	\$402	\$3,170
2028	\$161	\$2,597	\$410	\$3,168
2029	\$169	\$2,582	\$418	\$3,170
2030	\$174	\$2,567	\$427	\$3,167
2031	\$186	\$2,551	\$435	\$3,173
2032	\$533	\$1,969	\$444	\$2,947
2033	\$559	\$1,932	\$453	\$2,943
2034	\$588	\$1,893	\$462	\$2,943
2035	\$618	\$1,851	\$471	\$2,940
2036	\$652	\$1,808	\$481	\$2,940
2037	\$686	\$1,762	\$490	\$2,938
2038	\$724	\$1,713	\$500	\$2,937
2039	\$762	\$1,662	\$510	\$2,934
2040	\$808	\$1,609	\$520	\$2,937
2041	\$851	\$1,552	\$531	\$2,933
2042	\$902	\$1,492	\$541	\$2,935
2043	\$952	\$1,429	\$552	\$2,933
2044	\$1,012	\$1,362	\$563	\$2,936
2045	\$1,071	\$1,290	\$574	\$2,936
2046	\$1,134	\$1,215	\$586	\$2,935
2047	\$1,206	\$1,135	\$598	\$2,939
2048	\$1,278	\$1,050	\$609	\$2,938
2049	\$1,359	\$960	\$622	\$2,941
2050	\$1,443	\$864	\$634	\$2,942
2051	\$1,537	\$763	\$647	\$2,946
2052	\$1,634	\$655	\$660	\$2,948
2053	\$1,740	\$540	\$673	\$2,952
2054	\$1,850	\$417	\$686	\$2,953
2055	\$1,972	\$287	\$700	\$2,960
2056	\$2,104	\$148	\$714	\$2,966
Total	\$28,821	\$44,267	\$16,313	\$89,401

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-3
Proposed Improvement Area #5 Assessment Roll by Lot Type

Parcels	Lot Type 4 (60 Ft)
Assessment	\$26,227.26
Equivalent Unit Factor	0.91

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$143	\$2,376	\$366	\$2,885
2028	\$146	\$2,363	\$373	\$2,883
2029	\$154	\$2,350	\$381	\$2,885
2030	\$158	\$2,336	\$388	\$2,882
2031	\$169	\$2,322	\$396	\$2,887
2032	\$485	\$1,792	\$404	\$2,682
2033	\$508	\$1,758	\$412	\$2,679
2034	\$535	\$1,722	\$420	\$2,678
2035	\$562	\$1,685	\$429	\$2,676
2036	\$593	\$1,645	\$437	\$2,675
2037	\$624	\$1,603	\$446	\$2,673
2038	\$659	\$1,559	\$455	\$2,673
2039	\$693	\$1,513	\$464	\$2,670
2040	\$736	\$1,464	\$473	\$2,673
2041	\$774	\$1,412	\$483	\$2,669
2042	\$820	\$1,358	\$492	\$2,671
2043	\$867	\$1,300	\$502	\$2,669
2044	\$921	\$1,239	\$512	\$2,672
2045	\$975	\$1,174	\$523	\$2,671
2046	\$1,032	\$1,106	\$533	\$2,671
2047	\$1,098	\$1,033	\$544	\$2,674
2048	\$1,163	\$956	\$555	\$2,673
2049	\$1,236	\$874	\$566	\$2,676
2050	\$1,313	\$787	\$577	\$2,677
2051	\$1,398	\$694	\$589	\$2,681
2052	\$1,487	\$596	\$600	\$2,683
2053	\$1,583	\$491	\$612	\$2,687
2054	\$1,683	\$380	\$625	\$2,687
2055	\$1,795	\$261	\$637	\$2,693
2056	\$1,914	\$135	\$650	\$2,699
Total	\$26,227	\$40,283	\$14,845	\$81,355

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-4
Proposed Improvement Area #5 Assessment Roll by Lot Type

Parcels	Lot Type 5 (50 Ft)
Assessment	\$23,912.57
Equivalent Unit Factor	0.83

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$130	\$2,167	\$334	\$2,631
2028	\$134	\$2,156	\$340	\$2,629
2029	\$141	\$2,143	\$347	\$2,631
2030	\$144	\$2,131	\$354	\$2,629
2031	\$155	\$2,118	\$361	\$2,633
2032	\$443	\$1,635	\$368	\$2,446
2033	\$464	\$1,603	\$376	\$2,443
2034	\$488	\$1,571	\$383	\$2,443
2035	\$513	\$1,536	\$391	\$2,440
2036	\$541	\$1,500	\$399	\$2,440
2037	\$569	\$1,462	\$407	\$2,438
2038	\$601	\$1,422	\$415	\$2,438
2039	\$632	\$1,380	\$423	\$2,436
2040	\$671	\$1,335	\$432	\$2,438
2041	\$706	\$1,288	\$440	\$2,435
2042	\$748	\$1,238	\$449	\$2,436
2043	\$790	\$1,186	\$458	\$2,434
2044	\$840	\$1,130	\$467	\$2,437
2045	\$889	\$1,071	\$477	\$2,436
2046	\$942	\$1,008	\$486	\$2,436
2047	\$1,001	\$942	\$496	\$2,439
2048	\$1,061	\$872	\$506	\$2,438
2049	\$1,128	\$797	\$516	\$2,441
2050	\$1,198	\$718	\$526	\$2,442
2051	\$1,275	\$633	\$537	\$2,445
2052	\$1,356	\$543	\$548	\$2,447
2053	\$1,444	\$448	\$559	\$2,450
2054	\$1,535	\$346	\$570	\$2,451
2055	\$1,637	\$238	\$581	\$2,456
2056	\$1,746	\$123	\$593	\$2,462
Total	\$23,922	\$36,741	\$13,540	\$74,203

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

**Appendix H-5
Proposed Improvement Area #5 Assessment Roll by Lot Type**

Parcels	Lot Type 6 (40 Ft)
Assessment	\$21,327.66
Equivalent Unit Factor	0.74

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
2026	\$0	\$0	\$0	\$0
2027	\$116	\$1,932	\$298	\$2,346
2028	\$119	\$1,922	\$304	\$2,344
2029	\$125	\$1,911	\$310	\$2,346
2030	\$128	\$1,900	\$316	\$2,344
2031	\$138	\$1,888	\$322	\$2,348
2032	\$395	\$1,457	\$329	\$2,181
2033	\$413	\$1,430	\$335	\$2,178
2034	\$435	\$1,400	\$342	\$2,178
2035	\$457	\$1,370	\$349	\$2,176
2036	\$482	\$1,338	\$356	\$2,176
2037	\$507	\$1,304	\$363	\$2,174
2038	\$536	\$1,268	\$370	\$2,174
2039	\$564	\$1,230	\$377	\$2,171
2040	\$598	\$1,191	\$385	\$2,174
2041	\$630	\$1,148	\$393	\$2,171
2042	\$667	\$1,104	\$400	\$2,172
2043	\$705	\$1,057	\$408	\$2,170
2044	\$749	\$1,008	\$417	\$2,173
2045	\$792	\$955	\$425	\$2,172
2046	\$839	\$899	\$433	\$2,172
2047	\$893	\$840	\$442	\$2,175
2048	\$946	\$777	\$451	\$2,174
2049	\$1,005	\$710	\$460	\$2,176
2050	\$1,068	\$640	\$469	\$2,177
2051	\$1,137	\$565	\$479	\$2,180
2052	\$1,209	\$484	\$488	\$2,182
2053	\$1,287	\$399	\$498	\$2,185
2054	\$1,369	\$309	\$508	\$2,185
2055	\$1,460	\$212	\$518	\$2,190
2056	\$1,557	\$110	\$528	\$2,195
Total	\$21,328	\$32,757	\$12,072	\$66,157

¹The interest is calculated using an estimated interest rate of 9.06% for years 1 through 5 (2026-2030) and 7.04% for years 6 through 30 (2031-2056).

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-6
Improvement Area #5 Assessment Roll Summary

Parcel ID	Total Lot Count	Equivalent Units	Outstanding Assessment
43124120	120	108.25	\$3,119,891
43218817	6	6.00	\$172,927
43124138	37	27.38	\$789,123
43188179	2	1.66	\$47,843
42724447	112	92.96	\$2,679,215
Total	277	236.25	\$6,809,000

EXHIBIT B

NOTICE OF PUBLIC HEARING

**CITY OF FORT WORTH, TEXAS
NOTICE OF PUBLIC HEARING TO CONSIDER
THE LEVY OF ASSESSMENTS AGAINST PROPERTY WITHIN
IMPROVEMENT AREA #4 AND IMPROVEMENT AREA #5 OF
FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 22 (VEALE RANCH)**

Pursuant to Chapter 372, Texas Local Government Code (the “Act”), notice is hereby given that the City Council of the City of Fort Worth, Texas (the “City”) will hold a public hearing (the “Public Hearing”) to consider the levy of assessments against property within Improvement Area #4 and Improvement Area #5 of the Fort Worth Public Improvement District No. 22 (Veale Ranch) (the “District”) to pay for certain improvements therein.

Date, Time and Place of Public Hearing. The Public Hearing will take place at the City Council meeting commencing on April 14, 2026, at or after 6:00 p.m., at the City Council Chamber, City Hall, 100 Fort Worth Trail, Fort Worth, Texas.

General Nature of the Improvements. The general nature of the proposed public improvements, including the improvements to be reimbursed through the levy of special assessments in the District, includes: (i) acquisition, construction, and improvement of water, wastewater, and drainage facilities and improvements; (ii) acquiring, constructing, improving, widening, narrowing, closing, and rerouting of sidewalks and of streets, any other roadways, and their rights-of-way; (iii) landscaping; (iv) the establishment and improvement of parks; (v) acquisition, construction, and improvement of off-street parking; (vi) erection of fountains, distinctive lighting, and signs; (vii) construction and improvement of pedestrian malls; (viii) acquisition and installation of pieces of art; (ix) acquisition, construction and improvement of libraries; (x) acquisition, construction, improvement, and rerouting of mass transportation facilities; (xi) projects similar to those listed in (i)-(x); (xii) acquisition, by purchase or otherwise, of real property in connection with an improvement; (xiii) special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in the establishment, administration, and operation of the District, including the costs of financing the authorized improvements, and (xv) the development, rehabilitation and expansion of affordable housing. Notwithstanding anything to the contrary, the following will not be considered as authorized improvements: (a) water lines and sanitary sewer lines having a diameter of 8” or less located in and serving a for sale or rent single-family home, cottage home, and/or townhome residential subdivision; (b) oversizing of water and sanitary sewer lines in and serving residential areas without City approval; and (c) local residential streets, as defined by the Fort Worth Master Thoroughfare Plan.

The property within the District is expected to be developed in multiple phases (each phase being an “Improvement Area”). Improvements that will benefit and serve only property within Improvement Area #4 and Improvement Area #5 are to be installed and constructed in the current phase of improvements, and special assessments will be levied within Improvement Area #4 and Improvement Area #5 to fund such improvements. For each subsequent phase within the District, special assessments will be levied within the future Improvement Areas to pay the costs of public improvement projects that confer a special benefit on the property within such Improvement Areas.

Cost of the Improvements. The estimated total cost of the public improvements in Improvement Area #4 to be funded through the special assessments levied therein, including financing costs, is \$16,630,000. The estimated total cost of the public improvements in Improvement Area #5 to be funded through the special assessments levied therein, including financing costs, is \$6,809,000.

Proposed Assessment Rolls. The proposed assessment rolls providing for the costs of said improvements to be assessed, levied and apportioned against the benefited property within Improvement Area #4 and Improvement Area #5, and the real and true owner or owners thereof, are on file and are available for public inspection during regular business hours at the office of the City Secretary at City Hall, 100 Fort Worth Trail, Fort Worth, Texas.

Boundaries of the District. The boundaries of the District encompass approximately 5,200 acres, and the District is generally located northwest of US 377 south of Aledo Road both in the corporate limits and the extraterritorial jurisdiction of the City. The boundaries of the District, including the boundaries of Improvement Area #4 and Improvement Area #5, are more particularly described by a metes and bounds description available at the Fort Worth City Hall and available for public inspection.

Objections Considered. All written or oral objections will be considered at the Public Hearing.